

FOR

FOR  
TREE COUNTRY MANOR  
(A Part of Elmo Estates, Inc.)

9589

The following restrictions shall be applicable to the TREE COUNTRY MANOR SUBDIVISION of Elmo Estates, Inc., as such Subdivision is filed in the Real Estate Records of Kaufman County, Texas, and being 101.491 acres of land out of the Joseph T. Vonderhoya and Juan Esculan Surveys of Kaufman County, Texas, the plat of which is filed in Plat Cabinet 1, Page 599, of the Plat Records. Said restrictions shall be effective until December 31, 2005, and shall be binding upon all purchasers of property in said Subdivision, their heirs, successors and assigns. The restrictions shall terminate December 31, 2005.

1. Only new, single-family residence buildings shall be built on the property.

2. All dwellings shall have a minimum size of <sup>1,400</sup>~~1,000~~ square feet, except lots 11 through 35B, which shall have a minimum size of 1500 square feet.

3. All outbuildings and detached garages shall be of new material and set back at least ninety (90) feet from the front road, except this set-back restriction shall not apply to Lots 29, 30, 31, 32, 33, 34, 35B, 47 and 48.

4. All residence buildings shall be set back a distance of 75 feet or more from the front road, except this set-back restriction shall not apply to Lots 29, 30, 31, 32, 33, 34, 35B, 47 and 48.

5. No retail, commercial or industrial business may be operated on this property.

6. No trailer homes, mobile homes, garages, barns, or other buildings shall be kept or used on the premises for residential purposes. Motor homes may be kept on the premises and motor homes may be used as a temporary residence during construction of a permanent residence for a period of time not to exceed six (6) months.

7. No dwelling shall be erected on any tract, or part of any tract, of less than one acre in area.

8. All dwellings and improvements constructed on the premises shall be constructed in a good and workmanlike manner and shall be in accordance with the building, plumbing and electrical requirements of all regulatory codes. The Grantor will not assume any responsibility in this regard before, during, or after construction.

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EXHIBIT

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9539

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EXHIBIT

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Dogs, cats and other ordinary household pets may be kept on the premises provided same are not kept or bred for commercial purposes. No dangerous or vicious dogs shall be kept on the premises. Domestic livestock may be kept on the premises for personal use only and not for commercial or breeding purposes. No swine may be kept on the premises.

10.

The premises shall be kept moved and neat in appearance and free of trash or rubbish that might attract rodents.

11.

The premises shall not be used as a junk yard or to store unlicensed motor vehicles.

12.

All dwellings constructed on the premises shall be built by a qualified builder as such qualifications are determined by C. D. Young or someone designated by him. All buildings started shall be completed within a reasonable time after construction is started.

13.

Mailboxes and post mounting shall meet postal regulations and official standards.

14.

Box and mounting shall be painted white.

The keeping of large trucks and/or heavy equipment on the premises is prohibited.

15.

Other restrictions may be attached to any sales contract and included as restrictions in the deed of conveyance.

16.

These restrictions shall be covenants running with the land and binding on all purchasers of lots in Tree Country Manor, their heirs, assigns or successors. Compliance with these restrictions may be enforced by legal actions for damages by anyone damaged by violations of these restrictions and/or by a suit in equity to restrain and enjoin anyone violating or attempting to violate these restrictions, and it is understood the owner of said lots (Elmo Estates, Inc.), as developer, has an interest in seeing that such restrictions are enforced and may bring such actions in law or equity to enforce compliance.

17.

These restrictions replace and are substituted for restrictions heretofore filed in Volume 759, Page 148 and Volume 771, Page 393 of the Deed Records of Kaufman County, Texas.

TREE COUNTRY MANOR  
(A part of Elmo Estates, Inc.)

By C. D. Young

C. D. YOUNG, President

This instrument was acknowledged before me this 15 day of August, 1984, by C. D. Young.

Elmy McInnis  
Notary Public, The State of Texas.

WITNESSETH, I, Elmy McInnis, Notary Public  
for the State of Texas,  
do hereby certify that the foregoing is a true and correct copy of the original instrument filed in my office on this day of August, 1984, by C. D. Young.

My Commission Expires 12-31-84