

Exhibit A

1. No more than two (2) single-family residences (this does not include residences commonly called mobile homes and/or pre-manufactured homes) not more than one residence commonly called mobile homes and/or pre-manufactured homes shall be erected, altered, placed or permitted to remain on the Property and additionally garages and other structures as may be suitable and proper for the intended use of the Property for single-family purposes; nor shall any residence construction thereon be converted into or thereafter used as a duplex, apartment house or any form of multiple family dwelling; nor shall any residence or combination of residences on separate lots be advertised for use or used as hotels, tourist courts or tourist cottages or as places of abode for transient persons. All older homes or older mobile homes must be seen and approved by Seller, Seller's Representative or Property Owners' Association before being moved onto property.
2. No building shall be erected nearer than sixty (60) feet to any side of Property line, no nearer than sixty (60) feet to the front and back of Property line. Any exceptions shall require approval by Seller, or its designated representative, or the Property Owners' Association. The size of permanent homes must be no less than one thousand (1,000) square feet.
3. The exterior construction of any kind and character, be it the primary residence, garage, porches or appendages thereto, shall be completed within Twelve (12) months after the start of foundation. All mobile homes must have installed skirting within one hundred twenty (120) days after placement on the property, SAID SKIRTING TO BE OF A TYPE AND MATERIAL TO BE APPROVED BY SELLER, its designated representative, or the Property Owners' Association. No tires, concrete blocks or unsightly items shall be placed on mobile home roofs.
4. No property shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All garbage or trash accumulated from day to day shall be kept in covered sanitary containers and hidden from public view. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition and not visible from any road or right-of-way.
5. No noxious or offensive trade or activity shall be carried on or maintained on the Property, nor shall anything be done thereon which may be or become a nuisance in the neighborhood. The property shall not be used for the purpose of storing junk automobiles nor shall any Property be allowed to have the appearance of a junk or wrecking yard.
6. No personal property, substance, thing or material shall be kept on the Property or part thereof that will omit foul or obnoxious odors, or that will cause any noise that might disturb the peace and quiet of the surrounding property owners, or will cause the Property or part thereof to appear in an unclean or untidy condition.

Exhibit A

7. Easements are reserved over and across the Property for the purpose of furnishing and/or the moving of electric power, water, sewage, drainage, and telephone services in and through the Property, and all contracts, deeds and conveyances, of the Property or portion thereof is hereby made subject to such easements. Such easements also include the right to remove all trees within the easements. All such easements further include the right to trim overhanging trees and shrubs located on the property belonging to or being part of this subdivision. Buyer acknowledges that any road abutting the Property has a 30' wide general easement on either side of its center line.
8. No shack shall be moved onto the Property, nor shall any garage or other outbuilding be used as a temporary or permanent residence on the Property. This restriction shall not prohibit the construction of other structures as may be suitable and proper for the use of residents as provided above. Neither shall the restriction prohibit the storage of the resident's camper and/or trailer on the Property.
9. A maximum of Three (3) large animal units may be kept on the Property (large animal unit being defined as an animal the size of what is commonly understood to be the size of a mature cow or horse) provided that said large animal unit be kept in a fenced area and in a manner to not infringe upon any neighbor's right to privacy. No goat, sheep or swine may be kept on the Property. No Property shall ever be used for the commercial breeding and feeding of any animals or birds. Normal house pets shall be permitted.
10. No signs or any kind shall be displayed to public view on the Property except one sign advertising the Property for sale by owner, or signs used by builder to advertise the Property during the construction and sales period, or signs approved by the Property Owner's Association.
11. All personal cars must be fully parked on the owner's Property and in carport or on the driveway. No in-street or cul-de-sac parking will be permitted at any time except for approved deliveries, pick-ups or short-time visitors.
12. Occupants shall not park, repair or restore any motorized vehicle on the streets, but shall park, repair or restore same only in the Property.
13. The speed limit within the Property and on any road adjacent and in the vicinity of the Property shall be twenty (20) m.p.h. unless otherwise established by any legal body.
14. The size and construction of all drain tiles or culverts in any drainage ditch (including road ditches) for the Property must be approved by the Seller, its designated representative, or the Property Owners' Association. No drain tile or culvert shall have an inside diameter less than twelve (12) inches.
15. No outside toilet facilities shall be constructed or maintained on the Property, and any sewage disposal or septic tank systems must be approved by the State and local department of health and shall be maintained at all times in accordance with State and County sanitary laws. All plumbing and drains must be connected with water tight septic tanks of approved construction. Any unsanitary condition shall be corrected by the owner of the Property at his expense upon notification by the Seller or the Property Owners' Association or the county health sanitation department official. Failure to do this will result in the filing of a complaint to the proper authorities and

Exhibit A

disconnection of water service.

16. The use and discharge of firearms is expressly prohibited within the Property.

17. No building material or debris of any kind shall be placed or stored upon the Property except during construction.

18. No live trees having the diameter in excess of three inches measured twelve (12) inches above the ground may be cut without prior written approval of the Seller or the Property Owner's Association. Any trees so cut shall be disposed of in such a way that the Property, whether vacant or occupied, shall be kept free of any accumulations of trash, brush, or other materials. Firewood may be stored in neat stacks.

19. All mobile homes will be set up and tied down in compliance with the statutory requirements of the Texas Mobile Home Standards Act and all applicable rules and regulations of the Texas Department of Labor Standards.

20. No professional, business or commercial activities to which the general public is invited shall be conducted on the Property.