

Exhibit "A"

FRIO RIVER RANCH RIVER LOT RESTRICTIONS

That Frio River Ranch, Inc., being the sole owner and developer of Frio River Ranch in Real County, Texas, do hereby restrict Frio River Ranch Section 1, as hereinafter set forth, which restrictions shall be binding upon the purchaser or purchasers of lots in said subdivision, and his or their heirs, assigns, successors and administrators, to-wit:

1. All lots shall be known and used exclusively for residential purposes.
2. No lot shall be re-subdivided and no lot shall be used or maintained as a dumping ground for garbage or other refuse. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and no noxious or offensive trade or activity shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No more than one single family dwelling unit, not to exceed two stories, shall be erected, placed or permitted to remain on any residential lot, and no structure of a temporary character, trailer, bus, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. Mobile homes or manufactured homes not less than 36 months old, unless approved, are permitted, provided they contain not less than 550 square feet of living area and are underpinned and skirted with a material and by a method approved in writing by Developer, the successors and assigns.
4. No residence shall be located on any lot nearer than 25 feet to the front line nor nearer than four (4) feet to the side or back lot line of any lot, and no outbuilding shall be constructed nearer than 40 feet to the front line nor nearer than four (4) feet to the side or back lot line. In the event of common ownership of more than one lot and the construction of one building on more than one lot, the combined area owned shall be considered as one lot for these purposes.
5. No residence of less than 550 square feet of living area, excluding porch area and garage, shall be erected or constructed on any lot.
6. Buildings shall be neat in appearance, and no building or structure shall be constructed or placed on the premises that shall be considered detrimental to the development. Wood exteriors shall be stained or painted with two coats of paint or stain and all residences must be completed on the exterior within 120 days from the beginning date of construction. All house plans or mobile home plans shall be approved in writing by Developer, the successors or assigns, prior to construction or placement on lot.
7. All structures shall be new construction using new material. No used material permitted.
8. No outdoor toilet shall be erected, placed or permitted to remain on any lot. All individual sewage disposal systems shall be located, constructed, and equipped in accordance with standards and requirements which are substantially equal to or exceed the minimum requirements for such systems as recommended by the STATE HEALTH DEPARTMENT.
9. No sign shall be erected, placed or permitted to remain on any residential lot, except however, a standard real estate for sale sign not to exceed sixteen (16) inches by twenty-four (24) inches may be erected.
10. No animals, except household pets, shall be kept or maintained on any lot.
11. The owner of each lot shall keep the same clean and free of weeds and debris such as will be in keeping with the other property and the community at any particular time. Upon failure to do this, the Developer, or the successors or assigns, may have the lot cleaned and the cost or expense thereof shall be payable by owner of said lot to Developer or the successors or assigns.
12. These covenants are to run with the land and shall be binding on all parties claiming under them and shall not be altered, changed, amended or revoked in whole or in part, except, however, they may be changed, altered, amended or revoked in whole or in part by action of the Frio River Ranch, Inc. Board of Directors.
13. Enforcement of these covenants shall be a proceeding at law or in equity against any person, or persons, violating or attempting to violate any covenant, either to restrain violation or to recover damages from the violations.
14. Invalidity of any one of these covenants by a judgment, or court order, shall in no wise affect any of the other provisions or covenants, which shall remain in full force and effect.
15. The Sellers retain an easement four (4) feet wide along the perimeter of the lot to be used for purposes of utilities.