

EXHIBIT A

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

I. Grantor of the deed imposes the following covenants, conditions, and restrictions ("Restrictive Covenants") on the Property. Grantee accepts such Restrictive Covenants and agrees that the Property is subject to the Restrictive Covenants. The Covenants run with the land and bind all owners, occupants and any other person holding an interest in all or any portion of the Property.

A. Manufactured homes or prefabricated homes are permitted upon the Property, however, the home must be new, constructed after 2019, and have bottom edge skirting. All residences must have central HVAC and no HVAC window units are allowed.

B. No structure of a temporary character, motor home, travel trailer, storage shed, shall ever be used as a dwelling by any person, for more than 12 months, on all or any part of the Property.

C. No part of the Property may ever be used or maintained as a dumping ground or for storage, temporary or otherwise, of junked, disabled automobiles, trucks or other vehicles, machinery, equipment, used lumber or other used material, giving an unsightly appearance and all the Property must always be maintained by the owner of the Property.

D. No birds, fowl or poultry shall be raised for commercial purposes or for commercial egg production on the Property, or any part thereof.

E. Only one single family dwelling per tract shall be permitted to be constructed on the Property.

F. Each of the Restrictive Covenants shall be covenants running with the title of the Property, every part thereof, and every re-subdivision thereof, from the date of the filing and recording of these restrictive covenants in the Real Property Records of Bell County, Texas, and shall be binding on the Property owners, their purchasers, successors, heirs, executors, administrators and assigns. The Restrictive Covenants cannot be amended without the consent of all owners of the Property and the consent of the Grantor or Grantor's heirs, successors or assigns. Invalidation of anyone or more of the restrictions, covenants, limitations and conditions by judgment or court order shall in no manner affect any of the other provisions hereof, but they shall remain and continue in full force and effect.

G. Each of the restrictions, covenants, limitations, and conditions set forth above shall be covenants enforceable by proceedings at law, or in equity, against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages. If any owner of all or any part of the Property, their successors, heirs, executors, administrators or assigns, violates, or attempts to violate any of these covenants, it shall then be lawful for Grantor (or either of them) or Grantor's heirs, successors or assigns to prosecute any proceedings at law, or in equity, against the person or persons violating, or attempting to violate, any such covenant, either to prevent him/her or them from doing so, or to recover damages for such violation. It is understood Grantor currently owns other property in the area or vicinity of the Property and thus has an interest in assuring these Restrictive Covenants are maintained and enforceable.