

EXHIBIT "A"

Said lot shall not be used for business purposes of any kind nor for any commercial, manufacturing or apartment house purposes.

Mobile homes may be parked or permanently affixed to the property, provided that no trailer or mobile home of less than 720 square feet of living area shall be parked or affixed to the property.

No noxious or offensive activity including the raising of swine shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No building shall be nearer than 10 feet to either side property line, and the minimum set-back of all buildings from the front property lines shall be 50 feet.

An easement is reserved over the front 25 feet of each lot for road purposes and an easement is reserved over the rear 7.5 feet of each lot for utility installation and maintenance.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in said subdivision whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions, and covenants. These covenants are to run with the land and shall be binding for a period of 25 years from the date hereof; at the end of such period, such restrictions and covenants shall automatically be extended for a successive period of ten years unless, by a vote of a three-fourths majority of the then owners of the lots in said subdivision (each lot having one vote), taken prior to the expiration of said 25-year period and filed on record in said County, it is agreed to amend or release same.

If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any person or persons owning any lot in said subdivision to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, either to prevent him or them from so doing or to correct such violation or to recover damages or other relief for such violation. Invalidation of any one of any part of these restrictions by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

SAVE AND EXCEPT all oil, gas and other minerals.

This conveyance is made SUBJECT TO current Oil and Gas Leases, if any, and easements of record in the Deed Records of Palo Pinto County, Texas, as they may affect the herein described property.