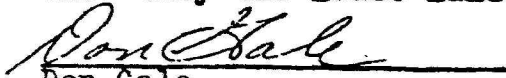


RESTRICTIVE COVENANTS OF ARROWHEAD

A Subdivision In Wood County, Texas

NOW, THEREFORE, the undersigned owner, for the purpose of providing an orderly development of Arrowhead, and for insuring adequate restrictions for the mutual benefit of the property owners, their heirs and assigns, do hereby impose the following restrictions and covenants which shall be enforceable by the property owners of Arrowhead, a platted subdivision.

1. LAND USE: Lots 3 & 30 may be subdivided into 2 lots each. No other lot may be further subdivided. All lots shall be developed for residential purposes only, commercial development being specifically prohibited, except that an office not for the use of the general public may be kept in the residence. One residence only may be constructed on each lot, except that Lots 3 & 30, if not subdivided, may each contain a guest house.
2. RESIDENCES: Each dwelling shall have a minimum floor area of 1,200 sq. ft exclusive of porches, walkways, and garages. Unpainted metal roofs shall be prohibited on all buildings and gazebos.
3. MOBILE & MANUFACTURED HOMES: Off-site completed homes shall be prohibited. Mobile homes will be allowed for only one year, this to be during construction of a permanent residence, after which it must be removed. Exterior construction and landscaping must be completed within one year of commencement.
Prior to construction, a camper may be used for weekend and vacation outings. Said camper may not be permanently anchored nor rested on a foundation, nor skirted. No porch or other structure may be attached.
4. STORAGE, MACHINERY & VEHICLES: No lumber or bulk materials shall be kept or allowed to accumulate in any open area except building materials to be used for the construction or alteration of the residence or out-buildings. Cars on blocks, or otherwise in a semi-disabled condition, and machinery shall be kept enclosed.
5. UTILITIES: All utilities shall be located in the easements dedicated for such purposes. All secondary utility lines shall be underground. Television dishes shall be enclosed by an 8 foot cedar fence.
6. EXTERIOR CARE & MAINTENANCE: The Owner of each lot shall keep all parts of the property free of rubbish, litter and noxious weeds. All trash and garbage shall be kept in containers adequate for the purpose and located out of public view. Neat cedar enclosures meet this requirement.
7. SIGNS: No signs larger than 12" x 24" shall be placed on any lot.
8. ANIMALS: No animals or poultry other than domestic pets in reasonable numbers shall be kept on any lot, except that one horse may be kept for each 2½ acres including Lease Land provided that no animal shelter is constructed closer than 300' from the Project Boundry Line, and provided that only the Lease Land is fenced for the animal(s).


Don Gale