

## DEED RESTRICTIONS

The following restrictions, 1- 28, shall be binding on all lots sold by Carl Duane Vickery in the unrecorded Wildwood Subdivision, which is part of the Benjamin Barrow Survey Abstract-126 Harris County, Texas. The restrictions shall be recorded in the Harris County Deed Records.

1. All lots are restricted to single family residential use.
2. Minimum living space shall be 2,400 square feet for a single story dwelling or 3000 square feet for a two story dwelling.
3. Minimum slope of roof shall be 7/12 pitch to enhance height of dwelling.
4. Minimum shingle shall be architectural grade in either darker colors such as weathered wood, charcoal, black or earth tone colors as well.
5. Exterior paint colors shall be dark colors or earth tone colors.
6. All main structures shall include a minimum of a two car garage. A carport shall be considered but not likely to be approved.
7. No hardboard sidings shall be used for exterior siding. Hardy plank type siding shall be allowed.
8. A guest house shall be allowed but shall not exceed 50% of main structure.
9. Outbuildings such as barns shall be allowed but shall include quality which does not allow tin exterior siding.
10. No outbuilding or guest house shall be in front of main dwelling and consideration shall be considered when location is visible to adjoining neighbors property.
11. All culverts shall include factory, not broken, end treatments with bulkheads for driveway. No regular concrete pipe ends shall be allowed.
12. No main structure or outbuildings shall be nearer than 60feet from front property line and 20 feet from side property line.
13. All driveways shall enter at a 90 degree angle to main street and shall be concrete, asphalt, stone or equal to 30 feet into lot from front lot line. No gravel drive to street shall be allowed.
14. Driveways shall have a radius to street, not straight cut, and be minimum 12 feet in width for required concrete or equal area.
15. All construction must be approved prior to beginning of construction and signed off by seller or his assigns. ALL INCLUDES OUTBUILDINGS AS WELL.
16. No privacy fence shall be approved in front of main structure. A ranch style three or four rail fence for perimeter is preferred. Wire mesh can be installed inside ranch style fence to keep animals inside fenced area.
17. Animals are allowed such as dogs and cats. Horses are also allowed but shall not be stalled so that odors offend neighbor. If an owners horse should cause a reasonable issue with neighbor that can't be resolved, Seller, or Assigns, may revoke owners privilege. Owner of shall be required to remove animal from

- neighborhood. Owners are expected to keep their animals under control. If not, Seller, or his assigns, shall have the right to determine a resolve for the problem and order owner to make correction or remove animal from neighborhood.
18. Wild animals that could cause harm to neighbors or their pets shall not be allowed in the neighborhood. Dogs such as Pit Bulls are not allowed as pets in the neighborhood.
  19. All exterior construction of any structure or project other than main structure shall be completed within six months. Completion of exterior of main structure shall be within twelve months. Clean up, site prep, leveling or tree removal for building purposes shall not require approval from seller. However, no clear cutting of any lot shall be allowed.
  20. Any vehicles such as boats and motor homes shall be professionally stored and out of direct view of adjoining neighbor.
  21. Any animal other than those mentioned herein shall not be allowed. However seller may consider FFA and 4H projects as well as other domesticated pets.
  22. No firearms shall be discharged on any lot in the neighborhood.
  23. No loud and offensive behavior shall be tolerated in the neighborhood.
  24. No trucks, tractors or tractor trailers may be stored in the driveways or on the main street, Casper Drive.
  25. No junk shall be stored on any lot or shall any lot be used as a trash or waste disposal site.
  26. Properties shall be kept neat in appearance from the street and adjoining neighbors view.
  27. The purpose of these restrictions is to help protect property value. All lot owners shall consider their neighbors and strive to maintain harmony in the neighborhood.
  28. Seller, or assigns, reserves the right to enforce these restrictions when a property owner has violated any restriction. Notification shall be sent to the violator and if violation has not been corrected within 10 days, or time specified in the notification, shall fine the violator \$150.00 payable to a community fund for the neighborhood. If fine is not paid immediately, it shall bear interest of the maximum amount allowed by law until paid in full. The penalty and interest charge shall be levied against the violator's property.