

EXHIBIT "A"
RESTRICTIONS

1a. This lot is designated as a residential lot; no part thereof shall be used as a site or place to conduct any business, trade, commercial or professional activity.

1b. Only a residence, garage, or tool house may be built on this lot, and they must conform in appearance and construction generally to other dwellings in the Hidden Forest Estates subdivisions. No trailer houses, mobile homes, or kindred structures will be permitted on this lot.

1c. All residential buildings must have 600 feet floor space on the ground floor, excluding porches and carports and garages attached.

1d. All buildings must be at least 20 feet from the front lot lines and five feet from the back and side lot lines, except where one party owns more than one lot these restrictions shall apply only to outside boundaries until resold separately.

1e. Building materials must be of brick, stone, wood, concrete block, asbestos, or aluminum siding; and wood, block, asbestos or aluminum siding must be painted and maintained as such, if not of permanent finish. All buildings and premises must be kept up and maintained in a neat and orderly way.

1f. The exterior of all residential buildings must be completed within 150 working days after starting, or owner must get written approval of delays from Grantor.

1g. No noxious or offensive activity shall be carried on upon any lot or anything be done thereon which may become an annoyance to the neighborhood.

1h. Sanitation: No outdoor toilets, pits or trenches will be allowed in said subdivision. A septic system approved by the County Health Office of Montgomery County, Texas, must be installed.

1i. No trash, garbage, manure, or other disposal or putrescible matter or debris of any kind shall be permitted to accumulate or be deposited or stored on said premises or in the land and all such matter as a result of the premises shall be promptly burned or hauled away.

1j. Culvert drainage structures of sufficient size to permit free flow of water without causing backwater shall be used where driveways cross bar ditches and drainage ditches.

2. Easements are reserved along and within 5 feet of the rear and side lot lines and along and within 10 feet of the front lot lines of this lot for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electrical current, telephones, water mains, sanitary and storm sewers, gas mains and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress and egress across said premises to Grantor, its successors and assigns, and to employees of said utilities. Said easement is also to extend along any owner's front, side and rear boundary line in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of this lot not within the aforesaid easement strips as long as such lines do not hinder the construction of buildings on this lot.

3. This lot is subject to a monthly levy of \$3.00 to be paid to Grantor, or its assigns, for maintenance of streets and recreational facilities. Failure of a property owner to pay this levy will constitute a lien on the property owned or transferred and the owner will forfeit the privilege of use of any and all of the available facilities in this subdivision. Right to use of facilities will be restored only upon payment in full of levy. Notice of lien may be filed after two months' delinquency, and it is agreed such lien shall bear 10% interest, 15% attorneys fees, and all costs of court for collection.

4. The above restrictions shall be effective until January 1, 1984, and shall automatically be extended thereafter for successive periods of ten years; provided however, that the owners of the majority of the square foot area of the lots in Hidden Forest Estates subdivision may release the premises hereby restricted from any one or more of said restrictions on either January 1, 1984, or at the end of any successive ten year period thereafter by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and filing the same for record in the office of the County Clerk in Montgomery County, Texas, at any time prior to January 1, 1979, or at any time prior to five years preceding the expiration of any successive ten year period thereafter.

5. These provisions and restrictions shall be binding upon and shall inure to the benefit of Grantor, Grantee, the owners of the lots in the Hidden Forest subdivision, their heirs and assigns.

FILED FOR RECORD
AT 7 O'CLOCK PM

NOV 8 1976

ROY HARRIS, Clerk
County Court, Montgomery Co. Tx.
B. William H. Hill Deputy