

**OAK HILL
RESTRICTIONS**

1. The land shall be used for single family residential purposes only. No commercial or business activity shall be conducted thereon, nor any multifamily dwelling units placed on any tract.
2. No building having less than 800 square feet of living space (exclusive of porches and garage) shall be used for residential purposes.
3. No tar paper, unfinished sheet metal or similar material shall be exposed on a building for a period in excess of two months.
4. All the exterior of all buildings under construction must be completed, including trim and paint, within 120 days from start of construction.
5. All residences must be connected into a sewer-septic tank system meeting PHA requirements for a building of the size and intended use. All sewage and waste water must be disposed into the system and not be allowed to overflow above ground or drain into the road ditches. No outdoor toilets shall be allowed. All sewage and septic systems must comply with all applicable regulations of the Texas Department of Health and all other applicable Federal, State or local rules, statutes, regulations and ordinances.
6. No building may be closer than 30 feet to the front property line, nor closer than 10 feet to any other property line.
7. Driveway culverts or bridges must be installed so as not to obstruct the flow of water in road ditches.
8. All equipment and material kept or stored must be placed in rear of the residence and kept in a neat and orderly fashion in a manner not to create a hazard, nuisance or eyesore to the neighborhood.
9. No swine, sheep, goats, cattle or horses or other animals may be kept, except for customary household pets. All permitted animals kept must be confined and area kept clean and sanitary. Animals may not be bred, raised, kept or sold commercially.
10. No noxious, offensive or unlawful activity shall be conducted or permitted, nor shall any activity be carried on which is an annoyance or nuisance to the neighborhood.
11. No shacks shall be allowed. No garages or other outbuildings shall be constructed prior to construction of the main residence. No temporary building shall be permitted except during construction of the main residence.
12. No wrecked or inoperable vehicles or junk shall be kept or stored outside of buildings.
13. Trees over 6 inches in diameter shall not be cut, except when dead or diseased or when necessary for construction or protection of buildings, walks and driveways or for landscaping purposes. No excavating (except when necessary for building foundations) or mining shall be allowed.
14. One mobile home may be installed for use as the temporary residence on the land, provided it is commercially manufactured, in good condition, and installed in a neat and attractive manner. A "temporary" residence is a residence to be used while the permanent, single family residence is under construction. "Temporary" as defined in time shall be no longer than nine months from the placing of the "temporary" residence on the land (if the developer is notified in writing) or from the date of the contract, whichever is applicable.
15. The foregoing restrictions shall continue and remain in force and effect until December 31, 2003, and shall automatically be renewed for successive periods of five (5) years each, unless, owners of at least seventy-five per cent (75%) of the tracts within Oak Hill Subdivision shall vote to cancel such restrictions. Each tract of land shall be entitled to one vote, regardless of the number of owners.