

NOTICE OF CONFIDENTIALITY RIGHTS: "IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

THE STATE OF TEXAS §
§
COUNTY OF WALLER §

DECLARATION
OF
COVENANTS, CONDITIONS
RESERVATIONS AND RESTRICTIONS
OF
REATA CREEK SUBDIVISION

WHEREAS, HERITAGE RANCH, INC., is the owner of all that certain tract of land in WALLER County, Texas, which has been heretofore platted, subdivided and designated as **REATA CREEK SUBDIVISION** according to the map or plat thereof filed of record under Instrument Number 1701347 Official Public records of the County Clerk of WALLER County, Texas;

WHEREAS, HERITAGE RANCH, INC on October 19, 2017 filed a Declaration of Covenants, Conditions, Reservations and Restrictions on the subject property, filed for record under Instrument Number 1707894 Official Public Record of the County Clerk of Waller County;

WHEREAS, HERITAGE RANCH, INC on May 10, 2018 filed a Declaration of Covenants, Conditions, Reservations and Restrictions on the subject property, filed for record under Instrument Number 1803645 Official Public Record of the County Clerk of Waller County;

WHEREAS, HERITAGE RANCH, INC, the owners of one-hundred percent (100%) of the Lots in Reata Creek Subdivision, hereby vacate the Declaration of Covenants, Conditions, Reservations, and Restrictions filed under Instrument Numbers 1707894 and 1803645 respectively, and hereby replace said Declarations of Covenants, Conditions, Reservations and Restrictions in their entirety with this Declaration of Covenants, Conditions, Reservations and Restrictions;

WHEREAS, HERITAGE RANCH, INC desires to create and provide for the development improvement and maintenance of **REATA CREEK SUBDIVISION**, for the mutual benefit and pleasure of the present and future property owners in such subdivision, and to protect the property values within such subdivision by imposing upon and against all of the designated lots therein the covenants, reservations and other provisions hereinafter set forth; and

NOW THEREFORE, HERITAGE RANCH, INC does hereby make, adopt and establish the following reservations, restrictions, declarations, easements, limitations, charges, agreements, covenants, conditions and stipulations, each of which shall be applicable to **REATA CREEK SUBDIVISION** which comprises all of the designated lots in **REATA CREEK SUBDIVISION** therein according to the map or plat thereof filed in record at the office of the County Clerk of WALLER County, Texas.

ARTICLE I.
DEFINITIONS

1. The following terms when used herein shall have the following meanings:
 - A. “**HERITAGE RANCH, INC**” shall mean **HERITAGE RANCH**, its successors and assigns.
 - B. “**REATA CREEK**” shall mean the **REATA CREEK SUBDIVISION**.
 - C. “**SUBDIVISION**” shall mean **REATA CREEK SUBDIVISION**, which consists of all of the designated Lot Numbers 1-36, Block 1, Reata Creek Subdivision, according to the map or plat thereof filed of record under Instrument Number 1701347, Official Public records of the County Clerk of WALLER County Texas.
 - D. “**RECORDING DATE**” shall mean the date upon which this document is filed of record with the County Clerk of WALLER County, Texas.
 - E. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, Reservations and Restrictions
 - F. “**LOT**” or “**PARCEL**” shall mean those plots of land shown on the map or plat of the **SUBDIVISION** filed of record with the Clerk of WALLER County, Texas, with the exception of those plots of land designated as Reserve Tracts, and reservations hereinafter made.
 - G. “**OWNER**” shall mean and refer to the record **OWNER**, whether one (1) or more **PERSON(S)** or entities of the fee simple title to any **LOT** in the **SUBDIVISION**, or any part or interest therein. **OWNER** shall not mean or refer to any mortgagee, under any applicable theory of mortgage, unless and until such mortgagee has acquired legal title pursuant to foreclosure or any proceeding in lieu of foreclosure. The term **OWNER** shall further include any **PERSON** or entity claiming title to any **LOT** or portion thereof by adverse possession; any **PERSON** or entity leasing, renting or otherwise occupying any **LOT** or part thereof; and/or any **PERSON** or entity claiming interest in a **LOT** or part thereof under a contract of sale.
 - H. "COUNTY" shall mean and/or refer to WALLER County, Texas.
 - I. “**COMMITTEE**” shall mean and/or refer to the Architectural Control Committee established under the provisions of this document, its successors and assigns.
 - J. “**ASSOCIATION**” shall mean and refer to **REATA CREEK HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, provided for in this document, its successors and assigns.
 - K. "Guidelines" shall mean and/or refer to the Reata Creek Custom Residential Builder Design Guidelines.
 - L. “**COMMON AREAS**” shall mean all real property owned by the **ASSOCIATION** for the common use and enjoyment of **OWNERS**.

- M. "IMPROVEMENT" shall mean every structure and all appurtenances thereto of every type and kind, including, but not limited to buildings, outbuildings, storage sheds, patios, tennis courts, swimming pools, garages, landscaping, poles, signs, exterior air conditioning, water softener fixtures or equipment, pumps, walls, tanks, reservoirs, pipes, meters, antennae towers and/or other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, satellite, T.V. antennas, and/or other utilities.
- N. "PERSON(S)" shall refer to any natural person, individual(s), and/or any other entity unless the context indicates otherwise having the legal right to hold title to real property.
- O. "PLANS" and "SPECIFICATIONS" shall mean any and all documents designated to guide or control the construction or erection of any IMPROVEMENT, including, but not limited to, those indicating location, size, shape, configuration, materials, site plans, excavation and grading plans, foundation plans, drainage plans, landscaping and fencing plans, elevation drawings, floor plans, specifications on all buildings products and construction techniques, samples of exterior colors, plans for utility services, and all other documentation or information relevant to such IMPROVEMENT.
- P. References to the singular shall include the plural, and the plural shall include the singular.
- Q. Terms utilizing bold, capital letters are used as defined terms. Terms utilizing regular, upper, and lower-class casing are used generically unless otherwise indicated.

ARTICLE II.
RESERVATIONS

1. In so authenticating said map or plat for record and in so dedicating the use of the streets (whether such thoroughfares are referred to as drives, avenues, roads, lanes, ways, parkway, boulevards, or streets) as shown thereon to the public for ordinary roadway purposes only, there was reserved and there is hereby expressly reserved in **HERITAGE RANCH** the following rights, titles, and easements (hereinafter collectively called "Reservations"). Reservations used herein shall be referred to as a part of and construed as being adopted in each and every contract of sale, deed or instrument of conveyance executed or to be executed by or on behalf of **HERITAGE RANCH** conveying any property in the SUBDIVISION or any part thereof:

- A. The legal and fee simple title in and to each and all of said streets as shown on said map or plat is hereby reserved in **HERITAGE RANCH** subject to the limited dedication of the use of streets, not marked as private by the letters "Pvt.," to the public for ordinary roadway purposes only.
- B. **HERITAGE RANCH** reserves for itself, its successors and assigns, a perpetual nonexclusive easement to lay, construct, operate, maintain, inspect, repair, reconstruct, multiply, change the size of and remove such water, sanitary sewer and storm pipes, gas pipes, mains and conductors and all appurtenances thereto relevant to the operation of waterworks, sanitary sewer, storm sewer and/or drainage systems as it may from time to time desire, in, along, under, over, across and through all of the streets, both public and private, in the SUBDIVISION. Such pipes, mains and conductors, lines, wires, conduits and appurtenances shall be buried to such

reasonable depths as will not interfere with the use of the streets for ordinary roadway purposes.

- C. **HERITAGE RANCH** reserves for itself, its successors and assigns, title in and to all water, sanitary sewer, storm sewer, drainage pipes, gas pipes, mains and conductors, all appurtenances thereto; and all electric distribution, communication lines, wires, conduits and all appurtenances thereto constructed by **HERITAGE RANCH** or its agents in all of said streets in the SUBDIVISION, together with a perpetual easement to operate, maintain, inspect, repair, reconstruct, change the size of and remove such pipes, mains and conductors, lines, wires, conduits and appurtenances thereto, as it or they may from time to time desire.
- D. **HERITAGE RANCH** reserves for itself, its successors and assigns, a perpetual utility easement in, along, under, over, across, and through a ten (10) foot strip around the entire perimeter of each PARCEL in the SUBDIVISION. The ten (10) foot strip shall be measured from the property line of each PARCEL inward. With respect to such easement, **HERITAGE RANCH** shall have the right to construct, operate, maintain, inspect, reconstruct, multiply, change the size of and remove such utility lines and facilities (including without limitation of the generality thereof, water, sanitary sewer, storm sewer, drainage pipes, gas pipes, mains and conductors, and all appurtenances thereto; electric distribution and communication lines, fiber optic lines, wires, conduits, guy wires, poles, connections and all appurtenances thereto), as it or they may from time to time desire, together with the right of ingress and egress thereto. The utility easements hereby reserved are easements ten feet (10') wide at and below normal ground level, extending upward to plane one-hundred twenty feet (120') above the ground, and from said plane and easements twenty feet (20') in width, extending five feet (5') in width adjacent to and on both sides of the utility easements on each PARCEL. **HERITAGE RANCH** further reserves the exclusive right to grant franchises and easements to other utility OWNERS to lay, construct, operate, maintain, inspect, reconstruct, change the size of, multiply and remove such utility lines, as described above, in such utility easements. These utility easements are not dedicated to the public in any manner.
- E. **HERITAGE RANCH** further reserves for itself, its successors and assigns, a perpetual drainage easement that shall be coextensive with the above described ten-foot (10') utility easements.
- F. **HERITAGE RANCH** further reserves for itself, its successors and assigns, a perpetual electrical utility easement located along all streets, both public and private, in the SUBDIVISION. Said electrical easement shall be ten feet (10') wide at ground level, extend upward to plane one-hundred twenty feet (120') above the ground and from said plane, and upward the easement is twenty feet (20') wide.
- G. **HERITAGE RANCH** reserves for itself, its successors and assigns the right to make minor changes in and additions to the utility easements hereinabove described for the purposes of more efficiently and economically installing the IMPROVEMENTS.
- H. The conveyance by **HERITAGE RANCH** of any PARCEL in the SUBDIVISION by contract, deed or other instrument of conveyance shall not in any event be held or construed to include any of the rights, titles and easements heretofore reserved in any of the foregoing paragraphs, nor the title to water, gas, sanitary sewer, storm sewer, drainage, electric light, poles or conduits, pipes, mains and/or any other utilities or

appurtenances thereto constructed by its agents, in, along, under, through, over across, or upon such easements, property, or any part thereof, of any other section of **HERITAGE RANCH**. The right to sell and lease or otherwise transfer all such rights, titles, easements, utilities and appurtenances is expressly reserved in **HERITAGE RANCH**.

2. The foregoing Reservations of rights and easements shall not obligate **HERITAGE RANCH** to exercise any of such reserved rights and easements.

3. The invalidity, abandonment or waiver of any one or more of the foregoing Reservations, any sentence, clause, and/or part thereof shall not affect the remaining Reservations, sentences, clauses and/or parts thereof, which shall remain in full force and effect.

ARTICLE III. **RESTRICTIONS**

For the purpose of creating and carrying out a uniform plan for the parceling and sale of **REATA CREEK** as a district set aside for residential homes and certain other uses accessory thereto. The following restrictions, including without limitation restrictions, covenants, declarations, easements, limitation, charges, agreements, and conditions (hereafter collectively called the "Restrictions"), are hereby established and adopted to apply uniformly to use, occupancy and conveyance of all the PARCELS in **REATA CREEK**. Every contract, deed or conveyance which may be hereafter executed with regard to any of the property in the SUBDIVISION shall be conclusively deemed to have been executed, delivered and accepted subject to the following *Restrictions*, even if the *Restrictions* are not set out in full and are not incorporated by reference in such contracts of sale, deed, lease, or other transfer of interest in any such PARCEL.

The provisions of this Declaration are broad and sweeping and an extremely wide range of activities are regulated hereby. Owners are advised to review this Declaration and the Guidelines carefully to ensure that they comply with all of the requirements before commencing any work or engaging in any activity on or in connection with their LOT or IMPROVEMENT to ensure they comply with all of the provisions set forth herein and in the Guidelines. To the extent that WALLER County ordinances, building code or regulations, or this Declaration require a more restrictive standard than the standards set forth in the Guidelines, the local government standards shall prevail. To the extent that any local government standards or this Declaration are less restrictive than the standards set forth in the Guidelines, the Guidelines shall prevail. Work commenced, performed, or completed without prior approval as required herein, in the Guidelines, or otherwise in violation of the terms of this Declaration, the Guidelines, or applicable law may subject the OWNER of the LOT to substantial costs, expenses, fees, and penalties, which may be in addition to a requirement that the LOT and/or IMPROVEMENT be restored to its original condition.

1. Architectural Control Committee Approval Required

No buildings, hardscape, additions, modifications or IMPROVEMENTS may be erected, placed or performed on any LOT until the construction plans and specifications including, but not limited to, the site plan, design development plan, exterior plan and landscaping plan have been submitted both in electronic and hard-copy format and approved in writing by the COMMITTEE as hereinafter provided. The COMMITTEE is hereby vested with the right, but not the obligation, to refuse to review a request for an improvement or modification, or to deny such a

request, if the OWNER requesting same is not a Member in Good Standing. Builders may submit their design plans as master design plans, which plans must include all specifications, including specifications as to all materials and colors that may be used when building each design. The COMMITTEE has the right to require additions, changes, and/or landscape to IMPROVEMENTS. The COMMITTEE or the BOARD may, at their sole discretion, retain and/or delegate review of plans and specifications to a designated AIA architect or other such person or firm as may be designated by the BOARD, experienced or qualified to review same, who may then render an opinion to the COMMITTEE or BOARD. Approval of plans and specifications shall not cover or include approval for any other purpose and specifically, but without limitation, shall not be construed as any representation as to or responsibility for the structural design or engineering of the IMPROVEMENT or the ultimate construction thereof. In the event the COMMITTEE fails to respond or approve such plans and specifications within thirty (30) days after the receipt thereof, such plans shall automatically be deemed as Disapproved.

The BOARD and/or the COMMITTEE shall have the authority hereunder to require any OWNER or OWNER's agents or contractors to cease and desist in constructing or altering any Improvements on any LOT, where such actions have not first been reviewed and approved, constitute a violation of the Declaration, the Guidelines or any other documents promulgated by the BOARD and/or the COMMITTEE. The violating OWNER shall remove such violating IMPROVEMENTS or sitework at its sole expense and without delay, returning same to its original condition or bringing the LOT and/or IMPROVEMENT into compliance with the Declaration, COMMITTEE documents and any plans and specifications approved by the COMMITTEE for construction on that LOT. If an OWNER proceeds with construction that is not approved by the COMMITTEE, or that is a variance of the approved plans, the ASSOCIATION may assess fines as provided for herein, and may continue to assess such fines until COMMITTEE approval is granted or the violation is removed. This Declaration is notice of such liability for violation and Owners hereby agree to bear the cost and expense to cure any violations according to this provision, regardless of the substantial cost, time or loss of business involved. Each OWNER acknowledges that it may not always be possible to identify objectionable features of proposed construction or alteration of improvements until such construction and/or alteration is completed, in which case it may be unreasonable to require changes to the IMPROVEMENTS involved; however, the COMMITTEE may refuse to approve similar proposals in the future.

Written notice may be delivered to the OWNER, or any agent or contractor with apparent authority to accept same, and such notice shall be binding on OWNER as if actually delivered to OWNER.

The COMMITTEE or its agents or assigns shall have the right, but not the obligation, to enter any LOT or Home site to determine if violations of this Declaration, the Guidelines, or any other documents promulgated by the COMMITTEE exist. In so doing, the COMMITTEE shall not be subject to any liability for trespass, other tort or damages in connection with or arising from such entry nor in any way shall the ASSOCIATION or its agent be liable for any accounting or other claim for such action.

The COMMITTEE shall have the right to set reasonable time constraints for both the commencement and completion of construction. . Notwithstanding, all construction shall be completed within eighteen (18) months of commencement. If construction fails to start before the designated commencement date or is not completed before the designated completion date the plans shall be deemed not approved. Plan approval shall be effective for twelve (12) months after issued by the COMMITTEE. If no construction has been commenced within the twelve (12)

month period after COMMITTEE approval, the plan approval shall expire, and plans must be re-submitted prior to commencement of construction.

The COMMITTEE has the right to charge a review fee, to be established by the BOARD, for review of any plans or specifications submitted for approval to the COMMITTEE.

The COMMITTEE has the right to amend the Guidelines from time to time as it sees fit, in order to continue to provide for the development improvement of the **REATA CREEK SUBDIVISION**, for the mutual benefit and pleasure of the present and future property owners in such subdivision, and to protect the property values.

2. **Single Family:** Except as otherwise herein provided, each PARCEL in REATA CREEK shall be used only for non-commercial single-family residential purposes. The term “Single-Family” as used herein shall refer not only to the architectural design of the dwelling but also to the permitted number of inhabitants. No Dwelling may be occupied by more than one (1) single family. By way of illustration, the following are examples of an approved single family.

EXAMPLE NO. 1: Owners are Husband and Wife

Approved residents are:

- a) children of husband and/or wife;
- b) no more than a total of two (2) parents of the husband or wife;
- c) one (1) unrelated person; and
- d) one (1) household employee

EXAMPLE NO. 2: Owners are Domestic Partner One and Domestic Partner Two

Approved residents are:

- a) children of either or both domestic partners;
- b) no more than a total of two (2) parents of the domestic partners;
- c) one (1) unrelated person; and
- d) one (1) household employee

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EXAMPLE NO. 3: Owners are Roommate One and Roommate Two

Approved residents are:

- a) children of either or both roommates;
- b) no more than a total of two (2) parents of the roommates;
- c) one (1) unrelated person; and
- d) one (1) household employee

Rental or lease of a residence to a single family is permitted. Rental or lease of rooms to multiple tenants is prohibited.

No building, outbuilding or portion thereof shall be constructed for income property, such that occupants would occupy less than the entire LOT and/or home site. Only single-family residential dwellings and appurtenances ordinary to residential living shall be permitted. To this end, without limitation, the following structures may not be built on any PARCEL in the Residential portion of REATA CREEK: hospitals, clinics, rest homes, duplex houses, apartment houses, garage apartments for Lease to the general public, mobile homes, hotels, or any retail, wholesale, or other business or commercial establishment of any kind or nature.

3. **BUILDING AND CONSTRUCTION RESTRICTIONS**

- A. No residence shall be constructed on any PARCEL that has an under roof living area, excluding porches, garages, patios and the like of less than two-thousand eight-hundred (2,800) square feet for One (1) story homes, and less than three-thousand two-hundred (3,200) square feet for Two (2) story homes;
- B. No IMPROVEMENT greater than thirty-two feet (32') in height may be constructed on any LOT without the prior written approval of the COMMITTEE. For purposes of this paragraph, height shall be measured from the foundation slab of the proposed IMPROVEMENT to the ridge line of the roof of the proposed IMPROVEMENT;
- C. All single-family dwellings shall be of recognized standard construction quality, and all exteriors (exclusive of doors, windows and similar openings) shall be constructed of at least fifty percent (50%) masonry or other material specifically approved in writing by the COMMITTEE. Masonry includes ceramic tile, brick, rock, stucco, Fiber-Cement siding and all other materials commonly referred to in the HEMPSTEAD, Texas area as masonry. The use of prefabricated materials, including antique homes moved from other locations, shall not be allowed; ability to approve.
- D. All dwellings must include at least a two (2) car garage;
- E. The surface of all roofs of principal and secondary structures shall be shakes, tile, quality composition shingle, or approved metal roof as required in the Guidelines. The COMMITTEE shall have authority to approve other roof treatments and materials if the form utilized will not be a detriment to the quality of the neighborhood;
- F. In the event an OWNER desires to use solar panels or other solar equipment in connection with the use of any LOT, the location and installation design thereof shall be submitted to the COMMITTEE and approval of such design, including the aesthetics thereof, shall be required before construction may begin;
- G. All driveways shall be constructed of concrete or asphalt. All concrete driveways must have expansion joints, three feet (3') on either side of the culvert in order to allow for an easier removal of the culvert by WALLER County in the event it needs to be replaced in the future. If the County has any requirements regarding the construction of driveways, Owner shall comply with all County Regulations. No gravel rock, limestone, dirt, or other forms of materials shall be permitted without COMMITTEE approval. All driveways must connect to streets within the SUBDIVISION.
- H. The COMMITTEE shall have the right to approve the location of any tank used or proposed in connection with a single-family residential structure, including tanks for storage of fuel, water, oil or Liquid Petroleum Gas "LPG" and including swimming pool filter tanks. All tanks shall be screened so as not to be visible from any other portion of the Property;
- I. The COMMITTEE shall have the right to require an OWNER to mitigate noise from external devices such as pool filters, septic circulators and air conditioning units.

- J. Only one (1) single-family dwelling and appurtenances thereto, such as garages and barns, may be placed or constructed on each of the PARCELS as platted as of the RECORDING DATE. No tent, shack or other temporary building, IMPROVEMENT or structure shall be placed upon the Property without the prior written approval of the COMMITTEE; provided however, that the COMMITTEE may maintain or authorize temporary structures necessary for storage of tools and equipment, and for office space for architects, buildings and foremen on the Property during any period of actual construction, which authorization, if given, shall include the nature, size, duration and location of such structure or structures;
- K. All permanent out buildings, barns, garages, or other structures must comply with the aesthetic rules that apply to the main building, including construction materials, percentage of masonry, etc., or as required in the Guidelines. Prior written approval of the COMMITTEE is required before any such building can be erected or placed on a LOT
- L. No eighteen (18)-wheel tractor-trailer trucks shall be allowed to park in the SUBDIVISION or on any Lot.
- M. No building or structure, except fences, shall be located on any PARCEL nearer to the front property line than fifty feet (50'), or nearer to the interior side property line than fifteen feet (15'), or no nearer to the corner side property line than thirty-five feet (35'), or nearer to the back-property line than twenty-five feet (25'); unless approved by the COMMITTEE for an irregular shaped lot.
- N. Drainage structures where required under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without back water, and shall be a minimum of eighteen inches (18") diameter pipe culvert or such larger diameter as the COMMITTEE shall require. Additionally, the pipe shall have a 6 to 1 slope as extended beginning at the exposed portion of the pipe to the end thereof.
- O. No building materials of any kind or character shall be placed or stored on any PARCEL more than thirty (30) days prior to construction of a building or IMPROVEMENTS are commenced. All materials shall be placed within the building lines as established above. At the completion of the building or IMPROVEMENT excess or scrap material must be immediately removed from the premises;
- P. No stumps, trees, underbrush, refuge of any kind, and/or scrap material from IMPROVEMENTS being erected on any PARCEL shall be placed on any other PARCEL, or on streets or easements;
- Q. Exposed openings resulting from any excavation made of any PARCEL shall be back filled and the disturbed ground shall be leveled and reseeded with fiber mulch, blanket seeding, or sodding. No change of elevation on any PARCEL greater than five feet (5') shall be made without prior approval of the COMMITTEE;
- R. Each LOT OWNER must install and maintain, at the OWNER'S expense, his own private septic system, in accordance with County specifications. The OWNER shall be responsible for obtaining all necessary permits, tests and maintaining the septic system as required by all governmental regulations. The installation of septic systems is subject to prior written approval of the COMMITTEE.

- S. MAILBOXES. The United States Postal System requires cluster box mailboxes, and as such individual mailboxes shall not be permitted on any lots.
- T. LANDSCAPE DESIGN. All landscaping shall be designed so as to protect and promote, as far as practicable, the natural local landscape environment through use of native materials, natural drainage, indigenous plant election and site design. All landscaping designs shall install live, growing sod covering the front, side and/or backyards per Guideline requirements, within thirty (30) days of occupancy of any residence constructed on a LOT, and shall maintain it in a healthy and growing condition. All front and corner side yards visible within public view must be irrigated with automatic sprinkler systems, and have landscaping per Guideline requirements. Areas outside the front and corner side yards may be maintained as a pasture or natural areas so long as said pasture or natural area is maintained in an attractive manner. At all times after improvements are constructed on any LOT, the OWNER of such LOT shall keep and maintain at least two (2) living trees with calipers of three inches (3") in the front yard of the LOT. No live trees with a caliper of six inches (6") or greater located within the zone between property line and five feet (5') of the foundation shall be removed from a LOT without the approval of the COMMITTEE. Caliper measured twelve inches (12") above ground level, per Guideline requirements. Notwithstanding the foregoing the COMMITTEE may approve any deviation or variance from these requirements of this section.
- U. The COMMITTEE may approve or disapprove, for any reason or no reason, at its sole discretion any item A-U above.

4. **GENERAL RESTRICTIONS**

- A. No noxious or offensive trade or activity shall be carried on upon any PARCEL nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No portion of the SUBDIVISION shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, animal, or material be kept upon any portion of the SUBDIVISION that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the OWNERS of surrounding LOTS and users of the COMMON AREAS. Activities or conditions constituting a nuisance are incapable of exhaustive definition which will fit all cases, but they can include those activities and conditions that endanger life or health, give unreasonable offense to senses, or obstruct reasonable use of property. Those activities or conditions that cause minor and/or infrequent disturbances resulting from ordinary life activities within a deed restricted community are not intended to constitute a nuisance. Whether such activity or condition constitutes a nuisance will be determined by the BOARD. The BOARD may adopt rules or policies to further define what constitutes a nuisance, as warranted.
- B. No trade, business or commercial activity of any kind shall be conducted on any LOT within that portion of REATA CREEK affected by this Declaration, except such use within a dwelling where (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the dwelling; (b) the business activity conforms to all zoning requirements and other restrictive covenants applicable to the Property; (c) the business activity does not involve visitation to the

dwelling or home site by clients, customers, suppliers or other business invitees or door-to-door solicitation of residents of the Subdivision; and (d) the business activity is consistent with the residential character of the Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Subdivision, as may be determined in the sole discretion of the BOARD. The uses set out in this Section 1 (a) through (d) shall be referred to singularly or collectively as an “Incidental Business Use.” At no time may an Incidental Business Use cause increased parking or traffic within the Subdivision. Any increased parking or traffic within the Subdivision as a result of an Incidental Business Use shall be deemed to be a Deed Restriction Violation. A day-care facility, home day-care facility, church, nursery, pre-school, beauty parlor, or barber shop or other similar facility are expressly prohibited.

- C. No animals, livestock, or poultry of any kind shall be raised, bred, and/or kept on any LOT within the SUBDIVISION for commercial purposes. Each PARCEL shall be allowed one (1) animal unit (au) every one (1) acre or fraction of an acre. One (1) animal unit (au) is defined as:

1 cow	=	1 au
1 horse	=	1 au
1 dog or cat	=	½ au (Maximum 4 dogs or cats)

There will be no swine, sheep or poultry allowed on any parcel within the SUBDIVISION except approved 4-H or similar youth projects. There will be no wild, exotic or naturally undomesticated animals allowed to be caged or otherwise kept on any PARCEL within the SUBDIVISION. No animals including dogs and cats will be allowed to roam free in the SUBDIVISION. In the event any animal creates a nuisance to the SUBDIVISION in the sole and exclusive opinion of the COMMITTEE, such animal will be removed from the SUBDIVISION. **HERITAGE RANCH** or members of the COMMITTEE shall have the right to enter and remove any such animal which is placed on any PARCEL in violation of this Section, and in so doing, shall not be liable and is expressly relieved from any liability for trespass or other sort in connection therewith, or arising from such removal.

- D. No sign(s), except sign(s) advertising property for sale (not exceeding six (6) square feet in size), advertisement billboard, and/or advertising structure of any kind may be erected or maintained on any PARCEL without the consent in writing of the COMMITTEE. Members of the COMMITTEE shall have the right to enter and remove any such signs, advertisement, billboard, and/or structure that is placed on any PARCEL without said consent, and in so doing, shall not be liable and is expressly relieved from any liability for trespass or other sort in connection therewith or arising from such removal. Security Signs/Stickers provided to an OWNER by a commercial security or alarm company providing service to the dwelling shall be permitted so long as the sign is not more than 8” x 8” or the sticker is no more than 4” x 4”. There shall be no more than one (1) sign and no more than six (6) stickers located on the windows or doors. Stickers shall also be permitted upon windows and doors for a “Child Find” program or a similar program sponsored by a local police and/or local fire department.
- E. No part of the SUBDIVISION shall be used or maintained as dumping grounds for rubbish, trash, or garbage. Equipment for the storage or disposal of such material(s) shall be kept in a clean and sanitary condition. No trailer(s); recreational vehicle(s);

tent(s); boat(s); and/or stripped down, wrecked, junked, or otherwise wholly inoperable vehicle shall be kept, parked, stored, and/or maintained on any portion of the driveway and/or front yard in front of the building line of the permanent structure. Same shall be kept, parked, stored, or maintained on other portions of a LOT only within an enclosed structure, a screened area, or area determined by the COMMITTEE. At no time shall the same be placed in an area which prevents the view thereof from adjacent LOTS or streets. No dismantling or assembling of motor vehicles, boats, trailers, recreational vehicles, or other machinery or equipment shall be permitted in any driveway or yard adjacent to a street;

- F. OWNERS shall not permit the accumulation of trash, rubbish, weeds, or other unsightly objects on their PARCELS or on the easements or on the alley or the streets abutting the same. During any construction project, all debris, materials or garbage must be secured in enclosures, dumpsters or other containers and are regularly disposed of to prevent the materials from being blown by wind, rain or otherwise becoming unsightly. Each OWNER shall be responsible for proper disposition of his/her trash or garbage. OWNERS shall keep the drainage easements free of obstructions. Each LOT must be maintained in an aesthetically pleasing fashion and mowed such that grass does not exceed ten inches (10") in height. If a LOT is not in compliance with this regulation, the ASSOCIATION, subject to notice and an opportunity to be heard as may be required by law, may mow the premises and/or remove any trash, rubbish or debris and bill the LOT OWNER for the cost thereof. Said bill will be deemed an additional Assessments and failure to pay such bill shall be governed by Article VI Paragraph 2 and Article IX.
- G. After commencement of construction of any structure or IMPROVEMENT, the work thereon shall be diligently prosecuted to the end and the structure or IMPROVEMENT shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof;
- H. All construction projects shall be completed within eighteen (18) months of the setting of the forms for the foundation. After such time, all tractors, trailer, and offices must be immediately removed.
- I. LANDSCAPING: MAINTENANCE. Construction of each and every residential Dwelling Unit on a Lot shall include the installation and placement of appropriate landscaping. Each Owner, shall jointly have the duty and responsibility, at their sole cost and expense, to keep and maintain the Lot, and all improvements therein and thereon, in a well maintained, safe, clean and attractive condition at all times. Such maintenance shall include (without limitation);
- a) The proper seeding, consistent watering and mowing of all lawns
 - b) The pruning and cutting of all trees and shrubbery;
 - c) Prompt removal of all litter, trash, refuse and waste;
 - d) Watering of all landscape;
 - e) Keeping exterior lighting and mechanical facilities in working order;
 - f) Keeping lawn and garden areas alive, free of weeds and attractive;
 - g) Keeping driveways in good repair and condition;
 - h) Promptly repairing any exterior damage; complying with all governmental health and police requirements;
 - i) No vegetable gardens shall be permitted to be planted between the road and the dwelling constructed on the property.

all in a manner and with such frequency as is consistent with aesthetics, safety and good property management. The ASSOCIATION and its agents, during normal business hours, shall have the right (after five (5) days written notice to the OWNER of any LOT involved, setting forth the specific violation or breach of this covenant and the action required to be taken, and if at the end of such time reasonable steps to accomplish such action have not been taken by the OWNER), to enter on the subject premises (without any liability whatsoever for damages for wrongful entry, trespass or otherwise to any person or entity) and to take the action(s) specified in the notice to remedy or abate said violation(s) or breach(es). The cost of such remedy or abatement will be paid to the ASSOCIATION upon demand and if not paid within thirty (30) days thereof, shall become a lien upon the LOT affected subject to the requirements of Chapter 209, Texas Property Code. The ASSOCIATION, or its agent, shall further have the right (upon like notice and conditions), to trim or prune, at the expense of the OWNER, any hedge, tree or any other planting that, in the written opinion of the ASSOCIATION, by reason of its location on the LOTS, or the height, or the manner in which it is permitted to grow, is detrimental to the adjoining LOTS, is dangerous or is unattractive in appearance. The lien provided under this section will constitute a lien retained against such property with the same force and effect as the Payment and Performance Lien for assessment set forth in these Covenants. OWNER must landscape around the house in a mannerly fashion. If a lot is not in compliance with this regulation, **HERITAGE RANCH** or the association may mow the premises and/or remove any trash, rubbish or debris and bill the lot owner for the cost thereof. Said bill will be deemed additional Assessments and failure to pay such bill shall be governed by Article VI Paragraph 2 and Article IX;

- J. All fencing to be approved by the COMMITTEE. Privacy fencing shall only be permitted with approval of COMMITTEE per Guideline requirements. LOT OWNER shall maintain all fencing;
- K. No act may be performed which is likely to pollute the air or water in any part of the SUBDIVISION, nor may any property OWNER violate any ordinance designed to eliminate pollution at that time in force whether it be State, County or City;
- L. No firearms, except air rifles, shall be discharged in the SUBDIVISION or on any PARCEL, easement or common area;
- M. Representatives of **HERITAGE RANCH**, the ASSOCIATION, or the COMMITTEE may from time to time at any reasonable hour, enter and inspect any part of the SUBDIVISION to ascertain compliance with this document or any amendments hereto;
- N. No oil or gas drilling, development, refining, quarrying or mining operations of any kind shall be permitted on any LOT, nor shall any tanks, tunnels, mineral excavations or shafts be permitted on any LOT. No derrick or other structures designed for use in boring or drilling for oil, natural gas, or other minerals shall be erected, maintained or permitted on any LOT save and except existing locations at time of plat approval. Notwithstanding the foregoing, each OWNER, by its acquisition of a parcel of the SUBDIVISION has been, or will be reserved by third parties or predecessors in title to the Property;
- O. All play structures, sports courts, and similar must receive COMMITTEE approval for type, color, location, etc. No basketball goals will be placed in the street or in the driveway between street and front of the residence.

- P. **DOORS AND WINDOWS.** No steel or wrought iron bars, or similar fixtures, whether designed for decorative, security or other purposes, shall be installed on the exterior of any windows or doors of any dwelling without COMMITTEE approval. "Burglar bars" are prohibited. No signs, numerals or other writing shall be written on or placed in the doors, windows or exterior walls of any dwelling, either temporarily or permanently, except that the Board may, in its discretion, permit house numbers to be written temporarily on a single window of a dwelling while occupants are moving in, provided such numbers are removed within seventy-two (72) hours after the occupants have taken occupancy. Only uniform blinds shall be used as window treatments, as determined in the sole discretion of the Architectural Committee. Foil, decorative items, or commercial advertising shall not be used as window coverings at any time.
- Q. **REGISTERED SEX OFFENDERS.** No Lot shall be occupied in whole or in part by any person who is a registered sex offender on the Texas Public Sex Offender Registry, or any similar registry in another state.
- R. **RAIN BARRELS**
- (1) Prohibited Rainwater Harvesting Systems/Rain Barrels
Rainwater harvesting systems or rain barrels (collectively referred herein as "Rain Barrels") are prohibited in the following circumstances:
- (a) Rain Barrels that are located on the property owned by the Association;
 - (b) Rain Barrels that are located on property that is owned in common by the members of the Association;
 - (c) Rain Barrels that are located between the front of the owner's home and an adjoining or adjacent street;
 - (d) Rain Barrels that are of a color not consistent with the color scheme of the home; and
 - (e) Rain Barrels that display language or content other than the manufacturer's typical display.
- (2) Rain Barrels Located in Area Visible from a Street, or Common Area:
Rain Barrels that are located on the side of a house or at any other location that is visible from a street, another lot, or a common area must comply with the Guidelines and the following:
- (a) Rain Barrels must have adequate screening;
 - (b) Only commercial and professional grade Rain Barrels are permitted;
 - (c) All Rain Barrels must be fully enclosed and have a proper screen or filter to prevent mosquito breeding and harboring; and
 - (d) Rain Barrels may not create unsanitary conditions or be of nuisance to any neighboring properties.

5. **Special Restrictions (Lake Lots and The Use of The Lake)**

- A. There are two (2) lakes/ponds located in. However, the ASSOCIATION makes no guarantee as to the water level or clarity of the Lake. The ASSOCIATION reserves the right to pump water into or out of the Lake as it so chooses.
- B. Any piers or similar structures must be constructed so as to not protrude more than ten feet (10') from property line or water line, whichever is closer.

- C. All piers or docks must be no more than one-hundred (100) square feet in size.
- D. No septic tanks shall be located on any PARCEL nearer to the back-property line than seventy-five feet (75')
- E. No boat with more than a nine (9) horse power motor shall be allowed onto the Lake.
- F. No floating objects of any type shall be secured to any structure on Lake other than an OWNER'S pier or dock, nor shall any floating object be anchored in the Lake.
- G. Each LOT on the Lake may have a portion covered by water from time to time. The shoreline and LOT line are not one and the same.
- H. OWNER shall establish a grass lawn by means of sodding or blanket seeding form the house occupying the LOT down to the edge of the Lake and shall mow and maintain said area in conjunction with the rest of the LOT. OWNER shall also be responsible for keeping beach area between the raised shoreline and Lake free of debris and trash.

ARTICLE IV.
ARCHITECTURAL CONTROL

1. There is hereby created the Architectural Control Committee, which shall consist of four (4) members. The initial Architectural Control Committee is composed of:

CANNON NEEL
MIKE DALEY
DAVID NEEL
MELISSA HEGEMEYER

A majority of the Architectural Control Committee ("COMMITTEE" or "ACC") may designate representatives to act for it. In the event of the death or resignation or failure to serve by any member of the COMMITTEE, the remaining members shall have full authority to designate a successor. Neither the members of the COMMITTEE nor its appointed representatives shall be entitled to any compensation for services rendered pursuant to this covenant. After fifteen (15) years from the date of this instrument, or at such earlier time as the majority of the COMMITTEE shall determine the power to designate members of the ACC will automatically pass to the Association. The COMMITTEE'S approval or disapproval as required by the *Declaration* shall be in writing.

2. No IMPROVEMENT of any kind shall be erected, placed or altered in the exterior design after being erected or placed on or attached to any PARCEL in the SUBDIVISION until the construction plans, landscaping plans, or other plans, specifications and plot plans showing the location and size of such IMPROVEMENT has been submitted to the COMMITTEE, or its designated representatives as to the harmony of external design with the existing structures on PARCELS in the SUBDIVISION, as to type of exterior materials and exterior paint colors, as to quality of workmanship and materials, and as to locations with respect to topography and finished ground elevations, and compliance with all applicable provisions of this document, and general compatibility within the SUBDIVISION. IMPROVEMENTS used herein include, but are not limited to, building(s), fences, towers, antennas, porches, decks, walls, swimming pools, water wells, playground equipment, outdoor cooking or eating facilities of a permanent nature, docks, piers, barns, silos, cages, sheds, streets, alleys, excavations and other earth movements. The COMMITTEE may require a reasonable fee for performing the functions herein prescribed and may

disapprove plans, specifications, designs, and plot plans for failure to pay such fee. Such fees shall be used by the COMMITTEE to discharge actual expenses incurred by the COMMITTEE. After approval in writing has been given, the erecting, placing or altering of the IMPROVEMENTS on any PARCEL shall be made only in accordance with the approved plans, specifications and plot plans, unless variations or changes are also approved in the same manner.

3. Neither **HERITAGE RANCH**, nor the members of the COMMITTEE, representatives, and/or their successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any OWNER or lessee of any PARCEL affected by these *Restrictions*, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted. Every person who submits plans to the COMMITTEE for approval agrees by submission of such plans, and every OWNER or lessee of any PARCEL within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against **HERITAGE RANCH**, the members of the COMMITTEE, or its representatives, to recover any such damages.

4. At the option of a majority of the COMMITTEE, all of the powers, rights, duties, and responsibilities of said COMMITTEE may be transferred to the ASSOCIATION; in such event the ASSOCIATION shall appoint a representative or representatives to perform all functions of the COMMITTEE. Said representative or representatives shall be the successor of the COMMITTEE.

ARTICLE V.
REATA CREEK ASSOCIATION, INC.

1. **Creation.** The ASSOCIATION, a Texas non-profit corporation, shall be incorporated with its initial registered office in HARRIS County, Texas and with its principal office located at 20015 FM 2920 RD, SUITE 4, TOMBALL, Texas, 77377.

2. **Incorporation.** **HERITAGE RANCH** shall cause the ASSOCIATION to be incorporated, and **HERITAGE RANCH** shall have the power to elect all members of the Board of Directors and to fill any vacancies occurring therein until **HERITAGE RANCH** has conveyed by deed, in the aggregate, eighty percent (80%) of the LOTS in **REATA CREEK**, and any future acreage developed under a common scheme or plan of development by **HERITAGE RANCH**, according to map or plat filed in the Official Records of WALLER County, Texas. Once eighty percent (80%) of the LOTS have been so deeded, the membership of the Board of Directors shall be determined by majority vote of the land OWNERS of record that are subject to a required maintenance charge payable to the ASSOCIATION. The voting shall be conducted according to rules established by the Bylaws of the ASSOCIATION. **HERITAGE RANCH** may elect to transfer power to elect Board of Directors to said record OWNERS at any time.

3. **Powers and Functions.** The ASSOCIATION shall have powers and functions provided by applicable law, its Articles of Incorporation, its Bylaws, as heretofore or hereafter amended, respectively, and such other powers as set forth herein, including without limitation, at its option, the right to maintain the entry sign area, streets, lakes, utilities, recreational areas; to provide for garbage pickup (at a cost to the individual property OWNER if the Maintenance Fund is insufficient for this purpose), hire police protection, furnish power or gas for street lighting, maintain esplanades, and other common areas; and to establish rules and regulations for the use of lakes, rivers, streets, and other SUBDIVISION facilities, specifically erected and installed and designated to be controlled by the ASSOCIATION. The ASSOCIATION shall administer the Maintenance Fund hereinafter provided.

4. **Membership.** LOT ownership and membership in the ASSOCIATION shall be inseparable. Transfer of a LOT automatically transfers membership in the ASSOCIATION and all rights of the transferor with respect to the COMMON AREAS and facilities to which ownership of such LOT relates.

5. **Additions.** If HERITAGE RANCH develops further acreage under a common scheme or plan of development, as HERITAGE RANCH, the ASSOCIATION, may require such property OWNERS to be members of the ASSOCIATION and they shall have equal voting rights therein on the same basis as OWNERS of property in this SUBDIVISION.

ARTICLE VI.

MAINTENANCE CHARGE

1. **Creation of Annual Maintenance Charge.** Each PARCEL in REATA CREEK, is hereby subjected to an annual maintenance charge of **EIGHT HUNDRED and 00/100 Dollars (\$800.00) per year**, payable annually in advance by the OWNER of each PARCEL on the first day of January of each year, beginning 2019 and each succeeding year thereafter until terminated as provided below, to the ASSOCIATION, its successors and assigns, for the purpose of creating a fund described below, known as the "Maintenance Fund." Where any PARCEL is owned by more than one (1) person or entity, said maintenance charge shall be payable by all such OWNERS, jointly and severally. The maintenance charge shall be prorated between purchasers and sellers of PARCELS in the proportion that the remaining months of the calendar year bear to the whole year. By acceptance of a deed or other instrument of conveyance, or by any other claim of legal title to any PARCEL or portion thereof, each OWNER agrees and consents to the maintenance charge shall be paid for each year from 2019 through 2029 and shall be extended automatically for successive periods of ten (10) years unless before 2019, or before the 31st day of December of any tenth year thereafter, the Owners of record of a majority of the PARCELS in the SUBDIVISION vote to discontinue such charge by written instrument which shall be signed and acknowledged by the OWNERS of record of a majority of the PARCELS and recorded in the Official Records of WALLER County, Texas.

2. **Liens.** The ASSOCIATION shall have a lien against any PARCEL for which the annual maintenance charge provided herein shall not be paid effective upon the thirtieth (30th) day following the date said maintenance charge became due and payable. The amount of said lien shall be for the amount of the maintenance charge then due, owing and unpaid plus an additional delinquency charge of twelve percent (12%) per annum of the unpaid balance accruing from the date said maintenance charge became due and payable. The ASSOCIATION shall have the right to evidence the existence of this lien by filing a sworn and acknowledged statement of lien in the Office of the County Clerk of WALLER County, Texas, but the failure of the ASSOCIATION to so file a statement of lien shall not affect the validity of the lien as between the ASSOCIATION and the OWNER.

3. **Purpose and Use of Maintenance Fund.** The maintenance charge shall be used to pay "maintenance expenses" which shall include without limitation expenses incurred for any of the following purposes: lighting, constructing, improving and maintaining any rights of way, easements, entry signs, streets, sidewalks, paths, fences, parkways, esplanades, pavilion, ball fields, pool and any other structures, facilities or area which can be used by all OWNERS which in the opinion of the ASSOCIATION would benefit the SUBDIVISION as a whole; collecting and disposing of garbage, ashes, rubbish and the like in said areas (other than garbage, ashes, rubbish, and the like from constructed residential dwellings), caring for vacant PARCELS, employing watchmen or any other action deemed desirable to protect persons and property, payment of legal and all other expenses in connection with the operation of the ASSOCIATION, and the enforcement

of all recorded charges, restrictions, covenants, agreements and conditions affecting property to which maintenance charges apply, payment of all expenses in connection with the collection and administration of the maintenance charges, and doing any other things necessary and desirable in the opinion of the ASSOCIATION to keep property neat and in good order of which it considers of general benefit to the SUBDIVISION. The act of the ASSOCIATION and its expenditures of the Maintenance Fund shall be final so long as it acts in good faith.

4. **Increases or Reductions to Annual Maintenance Charge.** The ASSOCIATION may increase or reduce the maintenance charge from time to time by action applied uniformly to all PARCELS in the SUBDIVISION as provided below.

5. **Assessments.** From and after 2018, the ASSOCIATION'S Board of Directors, at its next annual or special meeting and at each annual meeting thereafter, shall set the amount of the monthly assessments for each year for each LOT, taking into consideration the current maintenance costs and future needs of the ASSOCIATION; except, however, the annual assessments may not be increased in any one (1) year by more than twenty percent (20%) of the then existing annual assessment, except on the affirmative vote of OWNERS entitled to cast two-thirds (2/3) of the votes of the ASSOCIATION, in person or by proxy at a meeting duly called for such purposes.

6. **Developer Exemption.** HERITAGE RANCH shall not be liable or in any way responsible for the payment of any maintenance charge provided for herein.

ARTICEL VII. SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS

1. In addition to the annual assessments for maintenance charges authorized above, the ASSOCIATION may levy in any assessment year, special assessments applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of a capital improvements upon the COMMON AREA, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the consent of a three-fourths (3/4) majority of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose. Written notice of a meeting called for this purpose shall be sent to all members not less than thirty (30) days or more than fifty (50) days in advance of the meeting setting forth the purpose of the meeting and the proposal to be voted on.

2. No special assessments for capital improvements shall be made under this provision prior to the time when the membership of the Board of Directors of the ASSOCIATION is determined by majority vote of the land OWNERS of record subject to the maintenance charge as hereinabove set forth.

3. The Special Assessments shall be payable by the OWNERS on the dates and terms as may be established by the ASSOCIATION. The ASSOCIATION may also provide for a lien against any PARCELS for which the special assessment remains unpaid.

ARTICLE VIII. SUBORDINATION OF THE LIEN TO MORTGAGES

1. The liens of the assessments provided for herein shall be subordinate to the lien of any first mortgage and/or mortgages granted or created by the OWNER of any LOT to secure the payment of monies advanced and used for the purpose of purchasing and/or improving such LOT.

Sale or transfer of any LOT or transfer of any LOT pursuant to a foreclosure under such purchase money or IMPROVEMENT, mortgages or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such assessments as to the payments thereof which became due prior to such sale or transfer. No sale or transfer shall relieve such LOT from liability for any assessments thereafter becoming due or from the lien thereof. No extinguishment of the lien shall relieve the delinquent LOTOWNER from his/her personal obligation and liability therefore.

ARTICLE IX.
EFFECT OF NON-PAYMENT OF ASSESSMENTS:
REMEDIES OF THE ASSOCIATION

1. Any assessments and charges which are not paid when due are considered delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of the delinquency at the rate of twelve percent (12%) per annum. The ASSOCIATION may bring an action at law against the OWNER or member personally obligated to pay the same, or foreclose the lien against the property. Any interest, costs, and reasonable attorney's fees of any such action will be added to the amount of such assessment. Each OWNER, by his acceptance of a deed to a LOT hereby expressly vests in the ASSOCIATION, or its agents the right and power to bring all actions against such OWNER personally for the collection of such charges as a debt and to enforce the aforesaid lien by all methods available for the enforcement of such liens, including foreclosure by an action brought in the name of the ASSOCIATION in a like manner as a mortgage or deed of trust lien on real property and such OWNER hereby expressly grants to the ASSOCIATION, a power of sale in connection with said lien. The lien provided for in this section shall be in favor of the ASSOCIATION, shall be for the benefit of all other LOTOWNERS, and shall be exercisable by a Trustee to be named or designated by the Board of Directors of the ASSOCIATION. Any sale pursuant to this power shall be conducted in accordance with the provisions of Article 3810 of the *Texas Revised Civil Statutes Annotated*. The ASSOCIATION acting on behalf of the LOTOWNERS shall have the power to bid in an interest at foreclosure sale and to acquire and hold, lease, mortgage, and convey the property.

ARTICLE X.
RE-SUBDIVISION

1. No Lot may be re-subdivided into smaller LOTS. This provision does not apply to any real property reserved by **HERITAGE RANCH** or to any real property that may be developed as a part of the SUBDIVISION in the future under a common scheme or plan of development.

ARTICLE XI.
MISCELLANEOUS PROVISIONS

1. The foregoing *Restrictions* are adopted as part of and shall apply to each and every PARCEL in the SUBDIVISION. Such *Restrictions* are equally for the benefit of all subsequent OWNERS or PARCELS in **REATA CREEK** and accordingly, shall be covenants running with the land. Any OWNER or lienholder of any of the property or the ASSOCIATION shall have the power to prosecute in the appropriate court a suit at law or in equity to prevent any violation or attempted violation of the *Restrictions* and to recover damages for any violation or attempted violation including, but not limited to, reasonable attorney's fees; provided, however that this clause shall not restrict any governmental agency from acting to enforce any of the *Restrictions*.

2. The term of the *Restrictions* shall be for a period from the filing of this instrument for record in WALLER County, Texas, until the 1st day of April, A.D., 2026, after which date such *Restrictions* shall be automatically extended for such successive periods of ten (10) years each,

unless and until, by instruments executed by the then record OWNERS of a majority of the PARCELS in **REATA CREEK** and duly recorded in Official Records of WALLER County, Texas, such *Restrictions* are altered, rescinded, modified or changed, in whole or in part.

3. Nothing contained in this document or any violation of any of the *Restrictions* shall have the effect of impairing or affecting the rights of any mortgagee or trustee under any mortgage or deed of trust outstanding against of the SUBDIVISION or any portion thereof.

4. Any and all rights, powers and reservations of **HERITAGE RANCH** herein contained may be assigned to any person, corporation or association which will assume the duties pertaining to the particular rights, powers, and reservations assigned, and upon any such person, corporation or associations' evidencing its consent in writing to accept such assignment and assume such duties, he or it shall, to the extent of such assignment, have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by **HERITAGE RANCH** herein and **HERITAGE RANCH** shall thereafter be released from any future liabilities. The term **HERITAGE RANCH** as used in this document includes all such assignees and their heirs, successors and assigns.

5. Every person who now or hereafter owns or acquires any right, title or interest in or to any property in the SUBDIVISION is and shall be conclusively deemed to have consented and agreed to every covenant, condition, reservation and restriction contained herein, whether or not any reference to this Declaration is contained in this instrument by which such person acquires an interest in the property.

6. **HERITAGE RANCH** reserves the right to make minor deviations from the terms of this document to the extent permissible by law and consistent with the general plan for development as herein set out, all without further action or consent by or from any party.

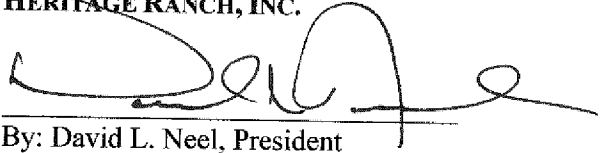
7. The invalidity, violation, abandonment, waiver of or failure to enforce any one or more of or any part of the provisions of this document shall in no way affect or impair the remaining provisions or parts thereof which shall remain in full force and effect.

8. **HERITAGE RANCH**, its successors and assigns, shall have the right to bring within the scheme of this Declaration additional properties thereby subjecting such additional lands to this Declaration, by filing of Record a Supplementary Declaration with respect to such additional property which shall extend the scheme of this Declaration to such property. The ASSOCIATION shall accept same to be owned and managed pursuant to the terms and conditions of this Declaration.

9. Such Supplementary Declaration may contain such complementary additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added properties as are not inconsistent with the scheme of this Declaration. In no event, however, shall such Supplementary Declaration revoke, modify or add to the covenants established by this Declaration within the existing SUBDIVISION.

DATED this 10th day of APRIL, 2019.

HERITAGE RANCH, INC.



By: David L. Neel, President

THE STATE OF TEXAS §

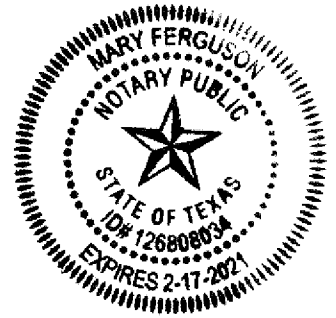
COUNTY OF WALLER §

This instrument was acknowledged before me on the 10th day of April 2019, by David L. Neel, President of HERITAGE RANCH, INC., on behalf of said partnership.


Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF
J. FRED BAYLISS, P.C.
3000 BRIARCREST DRIVE, SUITE 302
BRYAN, TEXAS 77802

AFTER RECORDING RETURN TO:
J. FRED BAYLISS, P.C.



FILED AND RECORDED

Instrument Number: 1902832

Filing and Recording Date: 04/10/2019 09:08:01 AM Pages: 22 Recording Fee: \$96.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simplifile, Deputy

Returned To:
HTC HEMPSTEAD
820 13TH STREET
HEMPSTEAD, TX 77445