

ATTACHMENT A
Charles Hampton Subdivision Unit 2 Restrictive Covenants

Brian E. Smith and Kelli D Smith, as owners, do hereby adopt and impose the following restrictive covenants upon only the following described property, which is hereby designated as a separate and distinct divisional unit:

Lots number _____ of the Charles Hampton
Subdivision, Unit 2, A part of the Miles Reed
Survey, Marion County, Texas according to the
Plat recorded in Volume 1, Page 234, Plat
records, Marion County, Texas

1. Pre-manufactured and Modular homes must have new appearance and be "double wide" or larger.
2. All Pre-Manufactured Homes, Modular Homes, or Pier and Beam Structures shall have underpinning around the entire perimeter of the structure.
3. No livestock animals or poultry of any kind will be raised bred or kept on any of the lots, except dogs, cats or other household pets provided that they are not kept for breeding or maintained for any commercial purpose. All dogs will be kept on your property and not be allowed to run free in the subdivision.
4. No Inoperable Automobiles or Appliances will be kept or stored on the property other than inside a closed garage, barn, or other out building, so as to keep it from being visible from roads or other properties.
5. No obnoxious or offensive activities will be carried out upon any lot, nor will anything be done thereon which may become an annoyance or nuisance to the neighborhood. All lots and houses are for residential use only.
6. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring the property in said subdivision whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot of this subdivision shall thereby agree & covenant to abide by and fully perform the foregoing restrictions and covenants.
7. If any person shall violate or attempt to violate any of the restrictions & covenants herein, it shall be lawful for any person or persons owning any lot in said subdivision to prosecute any proceedings at law or in equity against the person violating or attempting to violate any such restriction & covenant, either to prevent him or them from so doing or to correct such violation.

* Invalidity of any one or part of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions or parts of provisions which shall remain in full force and affect.