

Exhibit "A"

Deed Restrictions and Covenants

The following restrictions shall run with the land.


1. The purposes for which this tract of land may be used are restricted to single family residential and/or agricultural. Agriculture is defined as the raising and soiling of live birds and animals and/or the growing crops.
2. Approved finishes for the exterior of homes shall be brick veneer of any combination thereof. Detached garages or other out buildings incidental to the use of tracts shall be finished in a manner appropriate to the main dwelling or specific to their traditional use.
3. The floor area of the main structure exclusive of porches and garages shall not be less than 1,400 square feet.
4. No dwelling shall be occupied or any of the said tracts until the dwelling is completed on the exterior.
5. Garage, tent, barn or other out building erected on any of the tracts shall not at any time be used as a residence temporarily or permanently nor shall any structure of a temporary nature be used as a residence.
6. All individual sewage and disposal systems on any tract shall be designed, located and constructed according to the Galveston County Code regulating such systems.
7. No one will be allowed to raise pigs on premises. FFA projects are acceptable.
8. No inactive vehicle(s) or appliance(s) may be left on premises for an unreasonable length of time for these purposes no longer than six (6) months.
9. No old buildings may be moved onto promises.
10. The buyer agrees to keep subject property in a clean orderly and rightly condition at all times.

X _____
Sunny Wilkens Ernst, Grantor

Date: _____

X _____
Richard G. Wilkens, III, Grantor

Date: _____



William H. Glardon, Grantee

Date: 5-20-13