

# **EXHIBIT A**

## **TBD Triangle Z Lane Brenham, TX 77833**

### **Deed Restrictions**

1. Parcel shall be used for single - family residence purposes and improvements only.
2. Main residence shall be a single family residential dwelling not to exceed two stories in height, a private garage, along with other structures including, but not limited to, guest quarters. Additional structures shall not exceed the main residence in height and the design shall be consistent with the main residence.
3. Barns, sheds, storage buildings and other structures are allowed. All such buildings shall be built using conventional construction methods and using conventional materials.
4. Manufactured, mobile homes and moving a previously constructed home onto this property are prohibited.
5. The living area of the main residential building (exclusive of outbuildings, guest homes, porches, garages) shall not be less than One thousand, Five Hundred 1,500 square feet.
6. No building or other improvements shall be located within sixty (60) feet from the front property line of Triangle Z Lane. No building or other improvements shall be located within fifteen (15) feet of side and rear property lines.
7. Temporary structures may be used as building offices and for related purposes during the construction period, which will be no longer than eight (8) months. Such temporary structures should be inconspicuous and shall be removed immediately after construction completion.
8. No livestock of any kind (including poultry) shall be permitted on property at any time.
9. Domesticated household pets shall not exceed more than five (5) total animals, all of which must be confined to a fenced yard or within the residence. No more than two (2) of the permitted five (5) domesticated household pets may be kept outside or in the yard. At all times owners with domesticated household pets must be able to demonstrate compliance with State Vaccine Regulations.
10. No oil, gas or mineral rights are conveyed. Therefore, there shall be no oil, gas or other mineral operations of any kind conducted or permitted upon or in this parcel. No derrick or other structures designed for the purpose of drilling for oil or natural gas will be erected, maintained or permitted upon this parcel.
11. The owner or occupants of this land parcel shall, at all times keep all weeds and grass cut in sanitary, attractive manner and shall at no time use said parcel for storage of rubbish or material and/or equipment except for normal residential requirements or incidentals during construction of improvements. The accumulation of garbage, trash, or rubbish of any kind is prohibited, including burning illegally.
12. There shall be no retail, industrial, multifamily construction, office building or mixed- use commercial construction on this land parcel. Noxious or offensive activities of any sort including loud noises or anything done on this parcel that may be or become an annoyance or nuisance to the neighborhood shall not be permitted. While a home office is permitted, a home-based business is not.

13. Any Septic System or Water Well shall be constructed, installed and maintained in accordance with the specifications established for the laws of the State of Texas and the rules and regulations of Washington County, Texas.
14. There shall be no display of any signage, EXCEPT one not more than five (5) square feet, advertising the lot for sale or rent, a garage, yard or estate sale, or political signage not prohibited by law.
15. Hunting is prohibited.
16. No inoperable vehicles shall be stored outside of a structure.
17. No discharging of any firearm.