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VOL 1021 PAGE 179

DEEDS 5.00

Running Deer, Inc., 46.259 Acre Tract recorded in Vol. 970, Pages 318 thru 322 of the Deed Records of Montgomery County, Texas. This Tract now divided into 47 Tracts. Restrictions apply to all 47 Tracts or Partial Tracts.

RESTRICTIONS

1. All Tracts for residential use only.
2. No building having less than 1,200 square feet of floor space shall be used for residential purpose. A Mobile Home containing not less than 500 square feet may be used as a residence. Each Tract or Partial Tract may have only one Mobile Home for each 14,000 square feet of the Tract or Partial Tract.
3. No Tar Paper, Uncoated or unpainted Sheet Metal or similar material shall be exposed in 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 180 days from start of construction.
5. All residences must be connected into Sewer-Septic Tank System meeting FHA 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. System must be installed and in operating condition before the residence is used for living purposes.
6. No building may be closer than 35 feet to the front property line, nor closer than 10 feet to the side property lines. This will also apply to Mobile Homes.
7. Driveway Culverts or Bridges must be installed so as not to obstruct the flow of water in road ditches. Minimum opening of not less than 1-3/4 square feet (18" Pipe)
8. All equipment and materials kept or stored must be placed in rear of residence and kept in neat and orderly fashion in a manner not to create a health hazard or eyesoe to the neighborhood.
9. No Autos, Trucks or other types of equipment that is not in operating and usable condition shall be on the premises for more than 90 days. No Autos, Trucks, other Types of equipment or materials may be left or parked on roads or right of ways for more than 4 days. In case of violations, removal, and disposition shall be Tract Owner's expense.
10. No Swine, Sheep or Goats may be kept. All other animals must be confined and area kept clean and sanitary. Minimum area for each Horse or Cow kept shall be not less 4,000 square feet. Animals may not be, raised or kept commercially.
11. No noxious, offensive, or unlawful activity shall be conducted upon any Tract or Partial Tract, nor shall any activity be carried on which is an annoyance or nuisance to the neighborhood.
12. The foregoing covenants, restrictions, terms and conditions shall continue and remain in force and effect for a period of 20 years from January 1, 1977.

In Testimony whereof, Running Deer, Inc., has caused these presents to be signed Juanita Mims Colson, it's President, thereunto authorized, attested by it's Secretary, Dallas C. Powell, and it's common seal hereto affixed this the 12TH day of OCTOBER 1977.

ATTEST

By Dallas C. Powell
Secretary

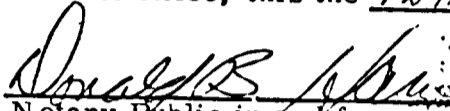
RUNNING DEER, INC

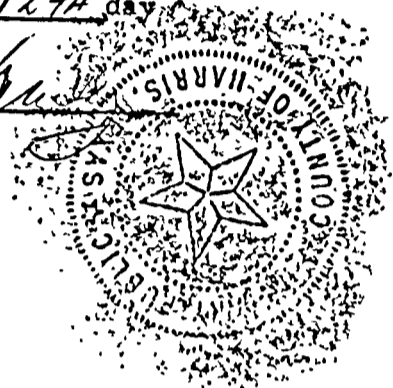
By Juanita Mims Colson
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, The undersigned authority, on this day personally appeared Juanita Mims Colson, President and Dellas C. Powell, Secretary of Running Deer, Inc., Known to me to be the persons whose names are suscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said Corporation.

GIVEN under my hand and seal of office, this the 12TH day of OCTOBER 1977.


Notary Public in and for
Harris County, Texas.



FILED FOR RECORD
AT 2 O'CLOCK PM

OCT 12 1977

ROY HARRIS, Clerk
County Court, Montgomery Co. Tx.
By [Signature] Deputy