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THE STATE OF TEXAS
COUNTY OF WALLER

VOL 0551 PAGE 941

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RESTRICTIONS AND COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT AGOP Y. BEDIKIAN AND SYLVA H. BEDIKIAN, the Owners of Lots One (1) through Seven (7) of EL INDIO ACRES, a subdivision located in the Simpson Scott Survey, Abstract 248, Waller County, Texas, according to the map or plat thereof recorded in Volume 315 at Page 475 of the Deed Records of Waller County, Texas (the "Property"), do hereby create the following restrictions in order to insure to all Purchasers of the said Property that the various parcels of land within the Property will be developed and maintained in a uniform manner to the mutual benefit of all Owners. Accordingly, the following conditions, restrictions and covenants are hereby established to be covenants running with the land, binding upon all tracts and future Purchasers or Owners, their heirs and assigns, and all parties, or persons, holding possession under such Purchasers or future Owners in the Property. Each Purchaser and future Owner or party holding possession under such person, agree that as part of the consideration for their purchase and deed that they shall be subject to and bound by the conditions, restrictions and covenants, as follows

1. These restrictions shall be of effective until January 1, 2006, and shall automatically be extended thereafter for successive periods of ten years. After January 1, 2006, all owners of the lots comprising the Property may terminate the restrictions by executing and acknowledging an appropriate agreement in writing for such purpose and filing same for record in the office of the County Clerk of Waller County, Texas.
2. This property shall be used for residential purposes only. Except as herein provided, no animals, livestock or poultry of any kind shall be raised, bred or kept on the property except that dogs, cats and household pets may be kept, and horses, ponies, calves, sheep or goats may be kept for 4-H Club or FFA Club purposes provided that

none of the animals allowed on the property are kept, bred or maintained for commercial purposes, constitute a nuisance or produce an unwanted odor to the property or the surrounding property. All barns, stables or pens for animals shall be erected on the rear of the property away from any public road.

3. No tract may be subdivided and only one residence shall be constructed on each tract.
4. Residences built closer than 200 feet to a public road must contain at least 1,200 square feet of living space.
5. No buildings or structures of any type other than fences shall be built within 50 feet of any public road or within 20 feet of any boundary line. All barns or out buildings must be built at least 250 feet away from any public road.
6. All residences must be of new construction and no old houses may be moved onto the property.
7. No chain link fences with barbed wire tops shall be permitted.
8. No obnoxious or offensive activities shall be carried on upon the property nor shall anything be done thereon which may become an annoyance to the surrounding properties.
9. No sign of any character shall be erected or placed upon the property except that one sign of not more than twenty square feet advertising the property for sale or rent in an attractive and first-class manner shall be allowed.
10. The premises shall be maintained in a neat and attractive manner with weeds mowed at regular intervals. Trees, shrubs, vines and plants which die or are uprooted shall be promptly removed from the property.
11. No structure of a temporary character, whether trailer, tent, shack, garage, barn or other out building shall be maintained or used on the property at any time as a residence, or for any other purposes either temporarily or permanently. No metallic buildings, barns, or other structures of any size or shape shall be permitted on the property, except that corrugated tin buildings, barns, or other structures are permitted. No dilapidated vehicles, boats, trucks or automobiles which are not in good running condition may be stored on the property. No materials, refuse, garbage or trash may be stored on the property other than new building materials which are being incorporated into the construction of improved structures. All trash, garbage or other waste materials shall be kept either in sanitary containers with permanent lids or covers affixed thereto or in incinerators which are hidden from view of the public and are kept in clean and sanitary condition.

- 12. No drilling or mining operations may be conducted on the property for purposes of exploring, producing, transporting, refining, quarrying, or mining of any oil, gas or other minerals including any tanks, wells, reservoirs or other structures related thereto.
- 13. All roads to and from a public road shall have culverts which are approved by and acceptable to Waller County or other appropriate municipal agency at the point where the private road joins the public road.
- 14. The violations of any restrictions, conditions or covenants herein shall give Sellers, their heirs, executors, administrators, assigns, designees or successors the right to enter upon the Property where such violation exists and summarily abate or remove said condition, and such entry and abatement or removal shall not be deemed a trespass. Expenses or costs for such action may be charged to the landowner. Additionally, enforcement may be initiated by proceedings at law and equity against any person or persons violating or attempting to violate any of the restrictions, covenants and conditions herein contained. Invalidation of any of these reservations, restrictions or covenants by judgment or court order shall in no way affect the other valid provisions hereof which shall remain in full force and effect.

EXECUTED to be effective December 13, 1996.



 AGOP Y. BEDIKIAN

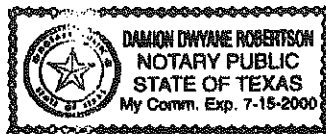


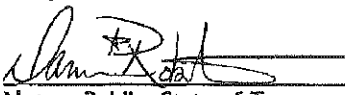
 SYLVA H. BEDIKIAN

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged and sworn to before me on the 18 day of December, 1996, by Agop Y. Bedikian and Sylva H. Bedikian.





 Notary Public, State of Texas

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Filed for Record Dec. 20 A.D., 1996 at 2:30 o'clock P. M.

RECORDED Jan. 7 A.D., 1997 at 1:40 o'clock P. M.

CHERYL PETERS, County Clerk, Waller County, Texas

By Debra Nolan Deputy