

STATE OF TEXAS                   X  
  X    KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF BURLESON                X

Be it known that STATE DEVELOPMENT CORP. referred to herein as "Developer", for the purposes of instituting and carrying out a uniform plan for the development and sale of all of the tracts situated in the Oaks at Davidson Branch, a subdivision that Michael Lina owns in Burleson County, Texas, as described in the attached Exhibit "A", and does hereby adopt and impose on behalf of Developer, it's legal representative and assigns, the following recited restrictive covenants and use limitations covering all such tracts. All these restrictive covenants and use limitations shall become a part of all contracts for sale, contracts for deed, deeds, and other legal instruments whereby the title or possession of any part or portion of such property is hereafter conveyed or transferred.

The restrictions are as follows:

1. No commercial use of this property will be permitted, with exception of (1) crops (2) a home office incidental to the owners business maybe permitted within the owner's residence. This property is restricted to site-built homes only. No residence trailers or mobile homes shall be allowed. No temporary structure shall be used as a permanent residence, including but not limited to trailer, tent, shack, garage, etc.
2. Homes constructed on said property will be of new construction and have a minimum of 1750 heated and cooled square feet, exclusive of garage, porches, etc. Homes will have exterior construction of no less than 75% masonry, stone, hardplank, or fixed glass. No stucco or stucco like materials will be allowed. The Developer, or it's assigns, may approve a variance, if the design, material and quality of the plan is compatible with the plan of the subdivision. Home construction shall be completed within one year of commencement. Homes are to be kept in good repair, and maintained in a reasonably clean and orderly manner.
3. All buildings of any kind constructed on the property must be set back at least 100 feet from any platted roadway and at least 50 feet from any rear or side property line.
4. Owners shall keep property clean and free of weeds and debris. No junkyards will be allowed. One inoperable vehicle on the property for more than one month will constitute a junkyard. No part of the property will be used as a dumping ground for rubbish, trash, or waste.
5. Drainage structures placed under entrances into property shall be of sufficient size to accommodate the free flow of water through drainage channels and must be approved by the County Commissioner.
6. No outside toilets shall be permitted. Installation of septic tank soil-absorption sewage disposal systems shall be in accordance with the minimum recommendation with the Texas State Dept. of Health.
7. No hogs or pigs are allowed, with the exception of 4-H or FFA hogs kept only during the specified raising period. No cattle or livestock will be maintained on the property for commercial purposes, and no more than one head of cattle or one horse per acre shall be maintained for personal use.