

# “Exhibit A”

Deed Restrictions to be attached to the deed for 2261 FM 945 Road, Cleveland, Texas 77328

This conveyance is subject to the following restrictions and covenants which are hereby declared to be covenants running with the land and shall be fully binding upon Grantees, their heirs and assigns and any person by the acceptance of title to such property shall thereby agree and convey to abide by and fully perform the same:

1. Such property shall be used for a single-family residential purposes only.
2. No commercial business enterprise of any kind is allowed to be operated on property.
3. No Mobile Home, Trailer, Tent or Shack shall be placed, erected or permitted to remain on said property, nor shall any structure of a temporary character be used at any time as a residence. Out buildings and/or garages/pole barns/carports cannot be used for commercial purposes.
4. No commercial livestock and/or animals to be raised/farmed on the property. Personal use horses and/or 4-H or FFA project animals are allowed.
5. The tract may not be subdivided.
6. No inoperable motor vehicles of any type are allowed to be stored on the property for longer than 7 to 10 days.

The above covenants are to run with the land and shall be binding for a period of twenty (20) years from the date hereof.