

**BEEN RANCH SUBDIVISION  
RESTRICTIONS**

1. THERE SHALL NOT BE BUILT IN SAID SUBDIVION ANY PERMANENT RESIDENCE WITH LESS THAN 1200 SQUARE FEET. ROOF MUST BE METAL, ALUMINUM, OR COMPOSITION. THE OUTSIDE WALLS OF EVERY RESIDENCE SHALL BE COVERED IMMEDIATELY UPON COMPLETION WITH TWO COATS OF GOOD PAINT. NO BOX HOUSE SHALL BE USED AS A RESIDENCE AND ALL FRAME RESIDENCES MUST BE BUILT WITH STANDARD SIDING OR SHIPLAP RUNNING HORIZONTALLY. ANY HOME MAY BE ERECTED IN ACCORDANCE WITH MINIMUM OR HIGHER BUILDING CODE SPECIFICATIONS.
  
2. EACH CORNER LOT SHALL BE DEEMED TO FRONT ON THE STREET ON WHICH IT HAS THE SMALLEST FRONTAGE. NO PART OF ANY BUILDING SHALL BE ERECTED NEARER TO THE FRONT BUILDING LINE OF THE LOT THAN 20 FEET
  
3. NO CESS POOL SHALL EVER BE DUG, USED OR MAINTAINED ON SUCH TRACT AND WHENEVER A RESIDENCE IS ESTABLISHED ON SAID TRACT, ALL TOILETS SHALL BE CONNECTED WITH A SEPTIC TANK UNTIL SUCH TIME AS SANITARY SEWERS MAY BE AVAILABLE FOR USE IN CONNECTION WITH SUCH TRACT. THE DRAINAGE OF THE SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED
  
4. DRAINAGE STRUCTURE UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT FREE FLOW OF WATER WITHOUT BACKWATER. THESE CONDITIONS SHALL APPLY TO WALKS AND DRIVEWAYS ALIKE
  
5. MANUFACTURED HOMES, TRAILERS, CAMPERS, MOTOR HOMES OR ANY UNATTACHED STRUCTURE, OR TEMPORARY/PERMANENT HOUSING WILL NOT BE ALLOWED ON PROPERTY AS A RESIDENCE THIS IS STRICTLY PROHIBITED. THE ONLY EXCEPTION IS ANY CAMPER, FIFTH WHEEL, OR MOTOR HOME WILL BE ALLOWED ON PROPERTY ONLY AFTER HOME IS BUILT, HOWEVER, THE CAMPER, MOTOR HOME OR FIFTH WHEEL CANNOT BE USED TO LIVE IN UNDER ANY CIRCUMSTANCES IN THIS SUBDIVISION
  
6. THE FOLLOWING EXTERIOR STRUCTURES ONLY WILL BE ALLOWED: BRICK, HARDI-PLANK, CONCRETE, LOG, CEDAR, VINYL SIDING, STEEL, OR WOOD FRAME.
  
7. ANIMALS. THE FOLLOWING ANIMALS WILL NOT BE PERMITTED TO RESIDE ON PROPERTY TEMPORARILY OR PERMANTLY; SWINE, POULTRY, SHEEP OR GOATS, UNLESS THEY ARE A 4-H OR FFA PROJECT WITH SUPERVISION AND MAINTAINED PENS SO THEY DO NOT BECOME A NUISSANCE. CATTLE AND HORSES WILL BE PERMITTED WITH THE UNDERSTANDING OF ONE ANIMAL PER ACRE. THIS MEANS NO MORE THAN 5 ANIMALS WILL BE ALLOWED ON PROPERTY. PETS WILL BE ALLOWED WITH THE FOLLOWING UNDERSTANDING. PETS LARGE AND SMALL MUST BE FENCED AT ALL TIMES OR BE ON A LEASH. NO PETS WILL BE ALLOWED TO RUN LOOSE IN SUBDIVISION. HOUSE PETS ARE FINE, HOWEVER, CATS WILL NOT BE ALLOWED TO BREED UNCONTROLLABLY AND OVERPOPULATE SUDIVISION.
  
8. NO JUNK VEHICLES, ABANDONED VEHICLES OR VEHICLES NOT IN RUNNING CONDITION UNLESS STORED IN GARAGE FOR RESTORATION WILL BE ALLOWED. OIL AND OTHER ILLEGAL CHEMICALS WILL NOT BE DUMPED ON PROPERTY.



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- 9. ALL STRUCTURES HOME, BARN, OR GARAGE ON PROPERTY MUST BE PAINTED AND MAINTAINED.
- 10. FENCES WILL BE ALLOWED AND MUST BE MAINTAINED.
- 11. ALL WATER WELLS AND SEPTIC SYSTEMS MUST MEET THE MINIMUM REQUIREMENTS FOR LIBERTY COUNTY SPECIFICATIONS. NO BOOTLEG WATER OR SEPTIC SYSTEMS WILL BE ALLOWED.
- 12. NO ILLEGAL OR DUMPING OF ANY KIND WILL BE ALLOWED ON PROPERTY. NO EXCESS TRASH WILL BE ACCUMULATED ON PROPERTY THIS MEANS TRASH, GARBAGE, LUMBER OR ANY OTHER MATERIALS CANNOT BE PILED UP AND LEFT ON PREMISES. THE ONLY EXCEPTION WILL BE DURING THE BUILDING DURATION OF A HOME. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ALL EXCESS AND/OR TRASH IS REMOVED IN A TIMELY MANNER
- 13. ONE SINGLE FAMILY RESIDENCE HOME PER LOT. THE LOT CAN ONLY BE SUBDIVIDED WITH THE DEVELOPER'S WRITTEN APPROVAL.

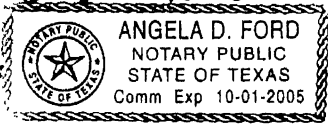
*Attached hereto Exhibit "A"*

*State of Texas  
County of Liberty*

*This instrument was acknowledged before me  
on August 25, 2004 by Joyce Bell.*

*Joyce Bell*  
*August 25, 2004*

*Signature of officer* *Angela D. Ford* *Notary Public*  
*Title of office*

*My commission expires*  *10-01-2005*