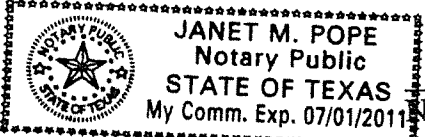


THE FOREGOING represents the only amendment to the restriction of Golden Acres Subdivision and that, except for the amendment, all other provisions remain in force and effect.


Emily L. Ferguson
Emily Ferguson, Secretary of the Golden Acres Lot Owners Association

SWORN TO AND SUBSCRIBED before me this the 30 day of June 2011, by the said Emily Ferguson, Secretary of the Golden Acres Lot Owners Association.

 Janet M Pope
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF HOUSTON §

This instrument was acknowledged before me this the 30 day of June 2011, by the said Emily Ferguson, Secretary of the Golden Acres Lot Owners Association.

 Janet M Pope
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
R. C. (CHRIS) von Doenhoff, P. C.
1121 East Houston; P. O. Box 1322
Crockett, Texas 75835
Tel: (936) 544-2091; Fax: (936) 544-2411

AFTER RECORDING RETURN TO:
Emily Ferguson
196 Dailey Rd.
CROCKETT, TX 75835

RCvD/11-053/sp

July 01 2011 11:16 AM

Accepted for Filing in Houston County, Texas
by Bridget Lamb, County Clerk

STATE OF TEXAS COUNTY OF HOUSTON
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly
recorded in the Official Records of Houston County,
Texas as stamped hereon by me.

This office does not discriminate due to Race,
Creed, Color, Sex or National Origin.

AMENDMENT TO RESTRICTION IN
GOLDEN ACRES SUBDIVISION
IN HOUSTON COUNTY, TEXAS

0

THE STATE OF TEXAS *
* KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HOUSTON *

WHEREAS, Ira Rials and Troy F. Jones of Houston County (hereinafter called developers) are the record developer of the subdivision known and designated as "GOLDEN ACRES", in Houston county, Texas, as shown on the map or plat of said subdivision, recorded in the Plat Records of Houston County, Texas at Vol. 1, Page 200, reference to which is hereby made for all purposes; and

1

WHEREAS, said Developers, at Vol. 470, Page 417, et seq, of the Houston County Deed Records, has previously imposed all of the property in Golden Acres with restriction, covenants, and conditions (hereinafter called "Restrictions") applicable to said subdivision, reference to which is hereby made for all purposes; and

WHEREAS, Troy F. Jones and Ira Rials of Houston County, Texas, have GRANTED, SOLD AND CONVEYED unto GOLDEN ACRES LOT OWNERS ASSOCIATION, a Texas Non-Profit Corporation, of Houston County, Texas, the following, to-wit:

All roads, parks, and nature and wildlife trails, located in GOLDEN ACRES SUBDIVISION, a subdivision in Houston County, Texas, as shown on the Plat of said subdivision recorded in Book 1 Page 200 of the Plat Records of Houston County, Texas;

As shown by the Assignment and Assumption Agreement filed of record with the County Clerk of Houston County, Texas, and recorded at Vol. 554, Page 395, and

NOW, THEREFORE, the Board of Directors of Golden Acres Lot Owners hereby amends the restrictions set forth above by the adoption of the following uniform restrictions which have been approved by the owners of at least sixty percent (60%) of the lots in the subdivision.

I

All of the above described property shall be known and described as residential property, and no structure shall be erected, altered, placed or permitted to remain on said property other than one detached single family dwelling, having accommodations and occupied or to be occupied only by one family, together with other usual and customary accessory buildings. None of said lots shall ever be used for business purposes only.

II

Each dwelling house shall contain a minimum of one thousand (1000) square feet of floor space, exclusive of carports and garages. Residential structures must be constructed entirely at the building site. Factory built homes as defined in section VII are only allowed on the lots designated in Section XXII. All homes shall be finished with brick, masonry, Austin stone, lumber or comparable material. Outside materials for pitched roofs shall be asphalt shingles or equivalent material. Out buildings of the material described above may be placed or built on lots with an existing home. Painted steel or painted aluminum storage buildings may be placed on residential lots that have a home constructed upon it but no corrugated or unpainted metal buildings may be placed on any residential lot.

III

No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No lot shall be used or maintained as a dumping ground for rubbish or inoperable vehicles. Trash, garbage, or waste material shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

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IV

No nonresidential structure, trailer, bus, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

2

V

No residential lot shall be subdivided without the approval of the Board of Directors of the Association. However, should any two owners so elect, they may acquire any lot between and contiguous to their lots and divide said lot between themselves in any proportions they may elect, and thereafter the portion acquired by each shall be deemed and considered for all purposes as a part of the lot then owned by each of them. The purpose of this provision is to allow Owners to enlarge the size of their lots by acquiring an intervening and contiguous lot and dividing it between themselves so as to enlarge their lots. The acreage of Blocks 12, 13, 14, and 16 can be subdivided into residential lots but no lot can be less than 12,000 square feet.

VI

No residence, including carport and/or garage, shall be located on any lot nearer than twenty (20) feet to the road lot line or any nearer than six (6) feet to the side lot line of any lot. All other buildings are considered outbuildings and none shall be constructed nearer than thirty (30) feet to the road lot line nor nearer than six (6) feet to the side lot line. In the event of common ownership of more than one lot and the residence is on more than one lot, the combined area of the lots containing the home shall be considered as one lot. Outbuildings may not be placed upon a lot unless there is a residence constructed upon it or it adjoins a lot with a residence upon it with common ownership.

VII

Factory built housing is defined to be any structure built in a factory or other off premises construction facility and is transported and assembled if necessary at its installation site. Factory built homes include but are not limited to manufactured homes (previously called mobile homes) and modular homes and are allowed only on the lots designated in section XXII of these restrictions. The factory built homes which are authorized under this paragraph are primarily designed for residential purposes and are not intended to be used as a vehicle for transporting persons or property. No factory built home shall be placed on any lot not designated as a mobile or factory built home area. Factory built homes which are moved onto any lot herein designated must be less than 2 years old and be a minimum of forty (40) feet in length and must be approved by the Board of Directors of the Association. Factory built homes which are moved onto the permitted lots must be completely skirted within sixty (60) days after they are placed on said lot, with no wheels, piers or piling exposed to view.

VIII

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

IX

No signs, billboards, posters or advertising devices for any purpose shall be erected on any lot or plot except for a standard real estate For Sale sign that may be placed if it does not exceed sixteen (16) inches by twenty-four (24) inches in dimension.

X

The roads in the subdivision are the property of the Golden Acres lot owners, who make up the Golden Acres Lot Owners Association (GALOA), who elect their own officers, and collect such sum or sums as they deem appropriate for maintenance and improvements for such roads. A portion of the maintenance fee can be used for the purpose of maintaining and improving the boat ramps, piers, parks and other facilities owned by GALOA.

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XI

All buildings and structures shall be neat in appearance and all residences must be completed on the exterior within one hundred and twenty (120) days from the beginning date of construction. The Golden Acres Board of Directors must approve all house plans, including additions. All house plans must be submitted to the Board of Directors for approval prior to the beginning of construction.

3

XII

Owners retain an easement five (5) feet in width along the perimeter of the lots to be used for utilities. The exact location of utility lines is to be decided by the utility company.

XIII

The owners of each lot shall keep the same free of weeds and debris. Upon failure to do this, the Golden Acres Lot Owners may have the lot cleaned and the cost or expense thereof shall be payable by the appropriate owner to the Golden Acres Lot Owners Association

XIV

No dwelling shall have outside toilet facilities but shall have a septic tank installed in accordance with the specifications and regulations of the State Department of Health of the State of Texas and the Houston County Lake Authority. Should a sewer system be built which could serve any owner, he may use the septic tank above mentioned or connect with the sewer system.

XV

These restrictions are covenants to run with the land and shall be binding upon all parties under them until same have been altered, changed, amended or revoked in whole or in part by the petition of the owners of at least sixty percent (60%) of the lots in the subdivision.

XVI

If any owner shall violate or attempt to violate any of the covenants and restrictions herein contained, GALOA or the Owner of any lot shown upon such plat shall be entitled to enforce these restrictions in law or in equity, and to restrain violation or threatening violation and to recover damage for any violation.

XVII

The invalidation of any of these covenants or restrictions by judgment or court order shall in nowise affect any of the covenants or restrictions herein contained, which shall remain in full force and effect.

XVIII

All utility lines shall be placed in the streets adjacent to the lot lines at the location directed by the Lot Owner Association.

XIX

All of the roads and streets on the plat of this subdivision are not dedicated to any public use, but these are and shall remain the property of the Golden Acres Lot Owners Association.

XX

This subdivision is part of the tract 191.11 acres on the Ramon de la Garza Eleven League Grant, Abstract No. 33, in Houston County, Texas, conveyed to Ira Rials and Troy F. Jones by B. E. Dailey et ux by deed now appearing of record in Book 463, page 164, Houston County Deed Records, and no hunting shall be allowed upon such 191.11 acres tract.

XXI

The Plat of Golden Acres Subdivision shows roads, streets and parks. None of these are dedicated to any public use but are reserved for exclusive use of the lot Owners.

0

XXII

Lots have been designated for factory built homes as follows Lots Five (5) and Six (6) in Block Four (4); Lots Nine (9) and Ten (10) in Block Six (6); Lots One (1) through Ten (10) inclusive in Block Seven (7); All lots of Block Fifteen (15) except lots Twenty-two (22) through Twenty-nine (29), inclusive; and Lots Twenty-six (26) through Thirty-two (32) inclusive, of Block Sixteen (16)

4

EXECUTED by the Board of Directors of Golden Acres Lot Owners Association on

30 day of SEPT, 2008

Charles Lindberg
Charles Lindberg

Heath Mulff
Heath Mulff

Emily Ferguson
Emily Ferguson

Bruce Lindsey
Bruce Lindsey

Richard Byrne
Richard Byrne

John Thomas
John Thomas

0

THE STATE OF TEXAS *

COUNTY OF HOUSTON *

BEFORE ME, the undersigned authority, on this day personally appeared Charles G Lindberg, Heath Murff, Emily Ferguson, Bruce Lindsay, John Thomas and Richard Byrne, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said GOLDEN ACRES LOT OWNERS ASSOCIATION.

5

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 30th day of Sept, 2008.

Janet M Pope

Notary Public, State of Texas

My commission expires: _____

Printed name of notary: _____



Accepted for Filing in Houston County, Texas
by Bridget Lamb, County Clerk

October 10, 2008 - 11:25 A

STATE OF TEXAS COUNTY OF HOUSTON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the large records of Houston County, Texas as stamped hereon by me.
Honorable Bridget Lamb, County Clerk
Houston County, Texas

This does not discriminate due to Race, Creed, Color, Sex or National Origin.

GOLDEN ACRES LOT OWNERS ASSOCIATION
RR 3, BOX 851
CROCKETT, TEXAS 75835
ADOPTED OCTOBER 23, 1992
HOUSTON COUNTY TEXAS
VOL 0985 PAGE 338-345

First Revision 9-30-02

Amendments to Golden Acres By-Laws

Article VIII. Amendments

8.2 (amends article II of Golden Acres Restrictions)

Each dwelling house shall contain a minimum of eight hundred (800) square feet of floor space, exclusive of carports and garages. No residential structure shall be placed or constructed upon any lot unless finished with brick, masonry, Austin stone, lumber or comparable material. Painted steel or painted aluminum storage buildings may be placed on residential lots that have a home constructed upon it but no corrugated or unpainted metal buildings may be placed on any residential lot.

8.3 (amends article VI of Golden Acres Restrictions)

No residence, including carport and/or garage, shall be located on any lot nearer than twenty (20) feet to the road lot line nor any nearer than six (6) feet to the side lot line of any lot. All other buildings are considered outbuildings and none shall be constructed nearer than thirty (30) feet to the road lot line nor nearer than six (6) feet to the side lot line. In the event of common ownership of more than one lot and the construction of one building on more than one lot, the combined area so owned shall be considered as one lot. Outbuildings may not be placed upon a residential lot unless there is a residence constructed upon it or it adjoins a lot with a residence upon it with common ownership.

8.4 (amends article XIII of Golden Acres Restrictions)

All buildings and structures shall be neat in appearance and all residences must be completed on the exterior within one hundred and twenty (120) days from the beginning date of construction. The Golden Acres Board of Directors shall approve all house plans, including additions. [Delete balance of article that applies to developers]

GOLDEN ACRES LOT OWNERS ASSOCIATION
ADOPTED OCTOBER 23, 1992
HOUSTON COUNTY TEXAS
VOL 0985 PAGE 338-345

Amendments to Golden Acres By-Laws
Page Two

ADOPTED at Annual Meeting held on October 12, 2002.

I, Mary Lou Nettles, Secretary of Golden Acres Lot Owners Association, hereby certify that the above and foregoing is a true and correct copy of the Amendments to the Bylaws of Golden Acres Lot Owners Association.

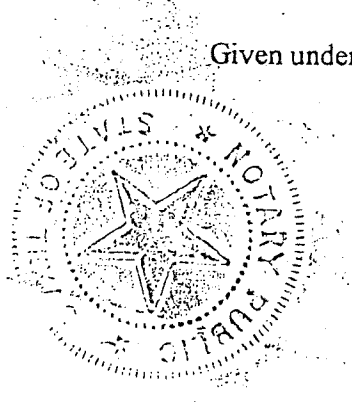
SIGNED this seventh day of January 2003.

Mary Lou Nettles
Mary Lou Nettles, Secretary

THE STATE OF TEXAS
COUNTY OF HOUSTON

Before me, the undersigned authority, on this day personally appeared Mary Lou Nettles, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the seventh day of January 2003.



Janet M. Pope
Notary Public, State of Texas
My commission expires: 7-1-03

This document has been received by this Office for Recording. We do hereby swear that we do not discriminate due to Race, Creed, Color, Sex or National Origin.

STATE OF TEXAS
COUNTY OF HOUSTON
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the large records of Houston County, Texas as stamped hereon by me.
Honorable Bridget Lamb, County Clerk
Houston County, Texas

January 08, 2003 - 3:39 p

Accepted for Filing in Houston County, Texas
by Bridget Lamb, County Clerk

Golden Acres Lot Owners
Route 3, Box 851
Crockett, TX 75835

OF

GOLDEN ACRES LOT OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

AMENDED OCTOBER 3, 1992

ARTICLE I. OFFICES

1.1 Principal Office

The Principal office of the Corporation in the State of Texas shall be located at the residence of the current president of the Lot Owners Association. The mailing address shall read: Route 3, Box 851, Crockett, Texas 75835.

1.2 Other Offices

The Corporation may have such other offices as the Board of Directors may determine or as the affairs of the Corporation may require.

ARTICLE II. MEMBERS

2.1 Qualifications

The members of the Corporation shall consist of all owners, including developers, of a fee title to a lot, or of an equitable title when purchasing under a contract, in the Golden Acres Sub-division.

2.2 Voting Rights

Each lot, as shown on the plat of Golden Acres Subdivision recorded in Volume 1 at Page 200 of the Deed Records of Houston County, Texas, shall be entitled to one vote, provided, however, that where more than one person holds such interest or interest in any lot, all such persons shall be members and the vote for such lot shall be exercised as they may among themselves determine, but in no event shall more than one vote be cast with respect to any lot. Provided, however, that regardless of the number of lots the developer may own, such developer shall not cast a number of votes in excess of the aggregate, less one, of the number of votes available to all other members of the Corporation.

2.3 Transfer of Membership

Membership in the Association is transferable only upon submission to the Secretary of the Corporation of copies of deeds or assignments of contract by the new owner.

An Annual meeting of the members of the Golden Acres Lot Owners Association shall be held annually as determined by the majority of the members present at the previous meeting. The purpose of the meeting shall be to elect officers and directors as well as conducting business relative to the operation of Golden Acres Subdivision.

An annual notice of such meeting shall be mailed to each lot owner 30 days in advance to formulate personal plans.

3.2 Special Meetings

Special meetings may be called by the President or a majority of the Board of Directors.

3.3 Notice of Meetings

The Board of Directors may, upon ten (10) days notice, designate a different time and place for the annual meeting. The membership shall be notified at least ten (10) days in advance regarding the time and place of all special meetings of the membership,

3.4 Quorum

The members holding ten per cent (10%) of the votes that may be cast, personally or by proxy, at any meeting shall constitute a quorum at such meeting.

3.5 Proxies

At any meeting of members, a member entitled to vote may vote by proxy executed in writing by the member or by his duly authorized attorney in fact. No proxy shall be valid for more than eleven (11) months from the date of its execution, unless otherwise provided in the proxy. Cumulative voting for directors shall not be permitted.

ARTICLE IV. BOARD OF DIRECTORS

4.1 General Powers, Qualifications, Number and Tenure

The affairs of the Corporation shall be managed by its Board of Directors. All board members shall be members of the Corporation. The number of Directors shall be seven (7). The term of office of a Director shall be three (3) years. The initial Board of Directors shall be elected at the first annual meeting and shall draw by lot for their initial term as follows: Three (3) Directors for one (1) year terms, two (2) Directors for two (2) year terms, and two (2) Directors for three (3) year terms.

Board members shall be members in good standing (dues paid to date) and must reside in Golden Acres for a minimum of sixteen (16) days per month for a twelve (12) month period.

4.2 Regular and Special Meetings

A regular annual meeting of the Board of Directors shall be held without other notice than this Bylaw, immediately following the annual meeting of members. Special meetings of the Board of Directors may be called by the President or any two (2) members of the Board of Directors. Notice of special meetings of the Directors may be given in person, by mail or by telephone.

4.3 Quorum

A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting. The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

4.4 Vacancies and Compensation

Any vacancy occurring in the Board of Directors shall be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum of the Board of Directors. A Director elected in this manner shall be elected for the unexpired term of his predecessor. Directors shall receive no compensation for their services.

4.5 Loss of Property

The Board of Directors shall not be liable or responsible for the destruction or the loss of or damage to the property of any member or the guest of any member, or visitor, or other person.

4.6 Building and Grounds Committee

The Board of Directors shall constitute the Building and Grounds Committee and shall be responsible for approving ~~all house plans and provisions of Article 13 and 15 of the~~ Restrictions pertaining to Golden Acres Subdivision. The Board of Directors may request council from our existing membership should they so desire.

ARTICLE V. OFFICERS

5.1 Officers

The Officers of the Corporation shall consist of a President, Vice President and Secretary/Treasurer. The Officers shall constitute the executive committee.

All Officers including Board Members shall be elected by the members of the Golden Acres Lot Owners Association at the annual meeting. The Board of Directors may designate such powers as they deem necessary and proper to the executive committee.

5.2 Term of Office, Removal and Vacancies

The term of office of the President, Vice President and Secretary/Treasurer shall be one (1) year, provided, however, that any officer may be re-elected for additional terms without limitation. Any officer may be removed by a majority vote of the Board of Directors when, in the Board's judgment, the best interest of the Corporation would be served thereby. Any vacancy shall be filled by majority vote of the Board of Directors.

5.3 President

The President shall be the principal executive Officer of the Corporation and shall, in general, supervise and control all of the business and affairs of the Corporation. He shall preside at all meetings of the members and of the Board of Directors. He may sign, with the Secretary or any other proper Officer of the Corporation authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments that the Board of Directors or by these By Laws or by statute to some other Officer or agent of the Corporation; and, in general, he shall perform all duties incident to the office of president and such other duties as may be prescribed by the Board of Directors from time to time.

In the absence of the President or in event of his inability or refusal to act, the Vice President shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions of the President. Any Vice President shall perform such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

5.5 Secretary/Treasurer

The Secretary/Treasurer shall keep the minutes of the meetings of the members and of the Board of Directors in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these By Laws or as required by law; be custodian of the Corporate records and of the seal of the Corporation and see that the seal of the Corporation is affixed to all documents, the execution of which on behalf of the Corporation under its seal is duly authorized in accordance with the provisions of these By Laws; keep a register of the post office address of each member which shall be furnished to the Secretary by such member; and in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors. If required by the Board of Directors, the Secretary/Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine. He shall have charge and custody of and be responsible for all funds and securities of the Corporation; receive and give receipts for monies due and payable to the Corporation from any source whatsoever, and deposit all such monies in the name of the Corporation in such banks, trust companies, or other depositories as shall be selected by the Board of Directors. and, in general, perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or the Board of Directors.

ARTICLE VI. MAINTENANCE CHARGES

6.1 Assessment

The Board of Directors shall have the right and power to subject the lots in the Subdivision to the maintenance charges provided in the restrictions pertaining to the Golden Acres Subdivision. The Board shall have the right and power to subject the lots to such further charges as may be approved by a majority of the membership of the Association at a meeting when a quorum is present.

6.5 Liens

The Golden Acres Lot Owners Association shall have a lien on all the lots in the Golden Acres Subdivision to secure the payment of maintenance charges due and to become due, and record owners of such lots shall be personally liable for all maintenance charges. Upon demand, the Corporation shall furnish any owner or mortgagee or other interested party a statement showing the unpaid maintenance charges against any lot or lots. The Corporation may, in its discretion, subordinate in writing, for limited periods of time, the liens of the Corporation against any lot or lots for the benefit of a mortgagee.

ARTICLE VII. MISCELLANEOUS

7.1 Books and Records

The Corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its members and Board of Directors. All books and records may be inspected by any member, or his agent or attorney, for any proper purpose at any reasonable time.

ARTICLE VIII. AMENDMENTS

8.1 Power of Members

The Bylaws of this Corporation may be amended by a majority of the members present at a meeting at which a quorum is present.

ADOPTED at Organizational Meeting held on October 3, 1992.

I, Sammie Sterns, Secretary of Golden Acres Lot Owners Association, hereby certify that the above and foregoing is a true and correct copy of the Bylaws of Golden Acres Lot Owners Association, a non-profit corporation, adopted on October 3, 1992, and including any and all amendments thereto.

SIGNED this 23rd day of October 1992.

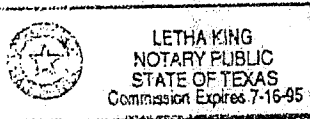
Sammie Sterns
Sammie Sterns, Secretary

THE STATE OF TEXAS *

COUNTY OF HOUSTON *

BEFORE ME, the undersigned authority, on this day personally appeared Sammie Sterns, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 23rd day of October 1992.



Letha King
Notary Public, State of Texas
My commission expires: July 16, 1995

THE STATE OF TEXAS
COUNTY OF HOUSTON
I, Nancy Huff, Clerk of the County Court of Houston County, do certify that the attached instrument of writing, with the certificate of authentication was filed in my office for record on the 23 day of Oct 1992 at 12:12 o'clock P. M. and was duly recorded on the 23 day of Oct 1992 at 8:19 o'clock A. M. in Official Record Book No. 98 on page 338.
Witness my official seal and signature at office in Crockett, Texas, this 26 day of Oct, A.D. 1992



Nancy Huff
Nancy Huff, Clerk County Court,
Houston County, Texas
By *Nellie Christie* Deputy

FILED FOR RECORD
OCT 23 1992
COUNTY CLERK
12

1746

BYLAWS
OF
GOLDEN ACRES LOT OWNERS ASSOCIATION
A NON-PROFIT CORPORATION

ARTICLE I. OFFICES

1.1 Principal Office.

The principal office of the corporation in the State of Texas shall be located at Route 3, Box 181M, Crockett, Texas 75835

1.2 Other Offices.

The corporation may have such other offices as the Board of Directors may determine or as the affairs of the corporation may require.

ARTICLE II. MEMBERS

2.1 Qualifications.

The members of the corporation shall consist of all owners, including developers, of a fee title to a lot, or of an equitable title when purchasing under a contract, in the Golden Acres Subdivision.

2.2 Voting Rights.

Each lot, as shown on the plat of Golden Acres Subdivision recorded in Volume 1 at Page 200 of the Deed Records of Houston County, Texas, shall be entitled to one vote; provided, however, that where more than one person holds such interest or interests in any lot, all such persons shall be members and the vote for such lot shall be exercised as they may among themselves determine, but in no event shall more than one vote be cast with respect to any lot. Provided, however, that regardless of the number of lots the developer may own, such developer shall not cast a number of votes in excess of the aggregate, less one, of the number of votes available to all other members of the corporation.

2.3 Transfer of Membership.

Membership in the Association is transferable only upon submission to the Secretary of the corporation of copies of deeds or assignments of contract by the new owner.

ARTICLE III. MEETINGS

3.1 Annual Meeting.

An annual meeting of the members shall be held _____
on the Saturday before Labor Day
_____ of each year, beginning with the year 1976 at 1:00 o'clock
P.M., for the purpose of electing directors and for the transaction
of such other business as may come before the meeting. No notice of
annual meetings shall be required.

3.2 Special Meetings.

Special meetings may be called by the President or a majority
of the Board of Directors.

3.3 Notice of Meetings.

The Board of Directors may, upon ten (10) days notice, designate a different time and place for the annual meeting. The membership shall be notified at least ten (10) days in advance regarding the time and place of all special meetings of the membership.

3.4 Quorum.

The members holding ten per cent (10%) of the votes that may be cast, personally or by proxy, at any meeting shall constitute a quorum at such meeting.

3.5 Proxies.

At any meeting of members, a member entitled to vote may vote by proxy executed in writing by the member or by his duly authorized attorney in fact. No proxy shall be valid for more than eleven (11) months from the date of its execution, unless otherwise provided in the proxy. Cumulative voting for directors shall not be permitted.

ARTICLE IV. BOARD OF DIRECTORS

4.1 General Powers, Qualifications, Number and Tenure.

The affairs of the corporation shall be managed by its Board of Directors. All Board members shall be members of the corporation. The number of directors shall be seven (7). The term of office of a director shall be three (3) years. The initial Board of Directors shall be elected at the first annual meeting and shall draw by lot for their initial term as follows: Three (3) directors for one (1) year terms; two (2) directors for two (2) year terms; and two (2) directors for three (3) year terms.

4.2 Regular and Special Meetings.

A regular annual meeting of the Board of Directors shall be held without other notice than this Bylaw, immediately following the annual meeting of members. Special meetings of the Board of Directors may be called by the President or any two (2) members of the Board of Directors. Notice of special meetings of the directors may be given in person, by mail or by telephone.

4.3 Quorum.

A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

4.4 Vacancies and Compensation.

Any vacancy occurring in the Board of Directors shall be filled by the affirmative vote of a majority of the remaining directors, though less than a quorum of the Board of Directors. A director elected in this manner shall be elected for the unexpired term of his predecessor. Directors shall receive no compensation for their services.

4.5 Loss of Property.

The Board of Directors shall not be liable or responsible for the destruction or the loss of or damage to the property of any member or the guest of any member, or visitor, or other person.

4.6 Building and Grounds Committee

The Board of Directors shall appoint a three-member building and grounds committee which shall have the duty of approving all house plans and carrying out the provisions of Articles 13 and 15 of the Restrictions pertaining to Golden Acres Subdivision.

ARTICLE V. OFFICERS

5.1 Officers.

The officers of the corporation shall consist of a President, Vice-President and Secretary-Treasurer. The officers shall constitute the executive committee. The Board of Directors shall elect the officers from among the membership of the Board at the annual meeting of the Board of Directors. The Board of Directors may designate such powers as they deem necessary and proper to the executive committee.

5.2 Term of Office, Removal and Vacancies.

The term of office of the President, Vice-President and Secretary-Treasurer shall be one (1) year, provided, however, that any officer may be re-elected for additional terms without limitation. Any officer may be removed by a majority vote of the Board of Directors when, in the Board's judgment, the best interest of the corporation would be served thereby. Any vacancy shall be filled by majority vote of the Board of Directors.

5.3 President.

The president shall be the principal executive officer of the corporation and shall, in general, supervise and control all of the business and affairs of the corporation. He shall preside at all meetings of the members and of the Board of Directors. He may sign, with the secretary or any other proper officer of the corporation authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments that the Board of Directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these Bylaws or by statute to some other officer or agent of the corporation; and, in general, he shall perform all duties incident to the office of president and such other duties as may be prescribed by the Board of Directors from time to time.

5.4 Vice-President.

In the absence of the president or in event of his inability or refusal to act, the vice-president shall perform the duties of the president, and when so acting, shall have all the powers of and be subject to all the restrictions on the president. Any vice-president shall perform such other duties as from time to time may be assigned to him by the president or by the Board of Directors.

5.5 Secretary-Treasurer.

The secretary-treasurer shall keep the minutes of the meetings of the members and of the Board of Directors in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these bylaws or as required by law; be custodian of the corporate records and of the seal of the corporation and see that the seal of the corporation is affixed to all documents, the execution of which on behalf of the corporation under its seal is duly authorized in accordance with the provisions of these bylaws; keep a register of the post-office address of each member which shall be furnished to the secretary by such member; and in general perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him by the president or by the Board of Directors. If required by the Board of Directors, the secretary-treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine. He shall have charge and custody of and be responsible for all funds and securities of the corporation; receive and give receipts for moneys due and payable to the corporation from any source whatsoever, and deposit all such moneys in the name of the corporation in such banks, trust companies, or other depositories as shall be selected by the Board of Directors; and, in general, perform all the duties incident to the office of treasurer and such other duties as from time to time may be assigned to him by the president or the Board of Directors.

ARTICLE VI. MAINTENANCE CHARGES

6.1 Assessment.

The Board of Directors shall have the right and power to subject the lots in the subdivision to the maintenance charges provided in the restrictions pertaining to the Golden Acres Subdivision. The Board shall have the right and power to subject the lots to such further charges as may be approved by a majority of the membership of the Association at a meeting when a quorum is present.

6.2 Due Date.

All maintenance charges shall be due and payable on or before the 30th day of July of each calendar year.

6.3 Use of Funds.

The maintenance fund shall be used to provide care and maintenance for all roads, parks and other common areas and facilities in the Golden Acres

Subdivision on Houston County Lake in Houston County, Texas; to provide for the general sanitation and cleanliness of all common areas; to provide for the maintenance of drainage and upkeep of all areas owned by the Lot Owners Association, such as landscaping and control of weeds and debris; to maintain and control the use of roads, bicycle, walk and jog trails; to enforce the recorded restrictions relating to the subdivision; and to conduct or provide other unrelated activities in the subdivision for the mutual benefit of the lot owners. The maintenance fund shall be used exclusively for non-profit purposes and no part of such funds shall be used for the benefit of any private member, or be used for any activity which would disqualify the corporation from non-profit status.

6.4 Paving.

All new paving of streets in the subdivision shall be financed by paving assessments on the lot owners adjoining the property line of the road to be paved. All paving shall be initiated by a petition and proposal of the lot owners adjoining the property line of the proposed paving project. All paving proposals shall be approved by the board of directors and financed by the lot owners signing the petition. The board of directors shall be responsible for ensuring that the project is of sufficient quality to prevent undue maintenance costs on the paved road. No portion of the general maintenance fund shall be used for the purpose of new paving.

The general maintenance fund shall be used for the purpose of repairing and maintaining all roads, paved or otherwise, in the subdivision.

6.5 Liens.

The Golden Acres Lot Owners Association shall have a lien on all the lots in the Golden Acres Subdivision to secure the payment of maintenance charges due and to become due, and record owners of such lots shall be personally liable for all maintenance charges. Upon demand, the corporation shall furnish any owner or mortgagee or other interested party a statement showing the unpaid maintenance charges against any lot or lots. The corporation may, in its discretion, subordinate in writing, for limited periods of time, the liens of the corporation against any lot or lots for the benefit of a mortgagee.

ARTICLE VII. MISCELLANEOUS

7.1 Books and Records.

The corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its members and

Board of Directors. All books and records may be inspected by any member, or his agent or attorney, for any proper purpose at any reasonable time.

ARTICLE VIII. AMENDMENTS

8.1 Power of Members.

The Bylaws of this corporation may be amended by a majority of the members present at a meeting at which a quorum is present.

ADOPTED at Organizational Meeting held on August 30, 1975.

I, Eva R. Little, Secretary of Golden Acres Lot Owners Association, hereby certify that the above and foregoing is a true and correct copy of the Bylaws of Golden Acres Lot Owners Association, a non-profit corporation, adopted on August 30, 1975, and including any and all amendments thereto.

SIGNED this 8th day of April, 1986.

Eva R. Little
EVA R. LITTLE, SECRETARY

THE STATE OF TEXAS *

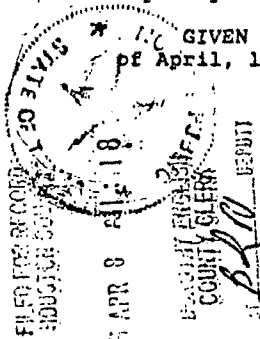
COUNTY OF HOUSTON *

BEFORE ME, the undersigned authority, on this day personally appeared Eva R. Little, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 8th day of April, 1986.

Paula Loftin
Paula Loftin
Notary Public, State of Texas
My commission expires: 4/28/88

-7-



1550

Bylaws
Public

1988

Public
Public

Public

Public
Public
Public

THE STATE OF TEXAS
 COUNTY OF HOUSTON
 I, Dorothy English, Clerk of the
 County Court of Houston County, do hereby certify that the annexed instrument
 of writing, with the certificate of authentication was filed in my office
 for the record on the 8 day of April
1986 at 11:18 o'clock A.M.
 and was duly recorded on the 9 day of April
1986 at 11:17 o'clock A.M.
 in Office Record Book No. 880
 at 34

Witness my official seal and signature at office in Crockett, Texas,
 this 9 day of April, A.D. 1986



Dorothy English
 Dorothy English, Clerk County Court
 Houston County, Texas

By _____ Deputy

VOL 0830 PAGE 0041

01/181 00200

THE STATE OF TEXAS |
COUNTY OF HOUSTON |

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, IRA RIALS and TROY F. JONES, of Houston County, Texas, filed of record in Vol. 537 at Page 346 Restrictions pertaining to Section D of Golden Acres Subdivision, being 105.6 acres of land described in Exhibit "A" attached hereto and made a part hereof to the same extent as if here copied in full, and that said restrictions refer to Section D as having been subdivided into one hundred ninety-seven (197) lots as shown by a plat recorded in Volume 1, Page 198 of the Plat Records of Houston County and that on March 10, 1975, the Commissioners Court authorized the withdrawal of said plat and authorized the filing in lieu of said plat, a revised plat subdividing Section D into one hundred eighteen (118) lots and five (5) acreage tracts, as shown by and delineated on the Map or Plat prepared by Wm. B. Dabney, Registered Public Surveyor No. 1513, Texas, which map has been approved by the Commissioner's Court of Houston County, Texas, on March 10, 1975, and now appears of record in Vol. 1, Page 200 of the Plat Records of Houston County, Texas, do hereby except as hereinafter noted, impose upon all such one hundred eighteen (118) lots and five (5) acreage tracts the restrictions dated January 8, 1971, now appearing of record in Vol. 470 at Page 417 of the Houston County Deed Records, except that Paragraph VII is changed so as to read as follows, to-wit:

Developers set up areas for Mobile Homes on the following:
All lots and acreage of Block Fifteen (15) except Lots 22 through 29, inclusive; and Lots Twenty-six (26) through Thirty-two (32), inclusive, of Block Sixteen (16). Mobile homes placed upon said lots must be less than two years old, must be at least 28 feet in length and at least 12 feet in width, and all such mobile homes must be approved by Developers before being placed upon said lots.

homes placed upon the above listed lots shall be permanently designated for residential purposes and not intended to be used for transporting persons or property. Mobile homes which are moved onto the permitted lots must be completely skirted within sixty (60) days after they are placed on said lot, with no wheels, piers or piling exposed to view.

Except as to the foregoing modification of Paragraph VII, the Restrictions dated January 8, 1971, shall apply to Section D of Golden Acres Subdivision, as well as Section A thereof.

WITNESS our hands this the 10th day of March, 1975.

Ira Rials
IRA RIALS

Troy F. Jones
TROY F. JONES

THE STATE OF TEXAS |
COUNTY OF HOUSTON |

BEFORE ME, the undersigned authority, on this day personally appeared IRA RIALS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this the 10th day of March, A. D. 1975.

James W. [Signature]
Notary Public in and for
Houston County, T e x a s

THE STATE OF TEXAS |
COUNTY OF HOUSTON |

BEFORE ME, the undersigned authority, on this day personally appeared TROY F. JONES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this the 10th day of March, A. D. 1975.

James W. [Signature]
Notary Public in and for
Houston County, T e x a s

THENCE along and with a fence on the Southeast line of this tract with its meanders as follows: S 56°17' W, 408.0 feet; S 21°13' W, 136.0 feet; S 54°10' W, 1,442.0 feet; AND S 55°02' W, 915.0 feet to a 2" Iron Pipe set for the most southerly corner of this tract, from which a 20" Pine bears N 19°00' W, 8.3 feet and a 20" Pine bears N 69°00' E, 41.6 feet;

THENCE along and with a fence on the Southwest line of this tract as follows: N 35°58' W, 376.0 feet; N 34°55' W, 1,000.00 feet; AND N 34°38' W, 540.0 feet to an Iron Rod for the most westerly corner of this tract, same being the most southerly corner of Section B;

THENCE N 53°24' E, 557.0 feet to a point in the center of Tram Road for corner;

THENCE S 47°51' E, 110.0 feet along the center of Tram Road to a point for corner;

THENCE N 52°45'36" E, 1,105.81 feet along the East line of Wildlife Walk to a point for corner;

THENCE N 27°10' E, 26 feet to a point in the center of Sawmill Road;

THENCE N 62°50' W, 80 feet along the centerline of Sawmill Road to a point for corner;

THENCE N 41°17' E, 191.0 feet to an Iron Rod set in the shoreline of Houston County Lake for the most northern corner of this tract, same being a corner of Section C;

THENCE along said shoreline of Houston County Lake as follows: S 59°37' E, 136.3 feet; S 78°04' E, 241.8 feet; S 26°51' E, 222.7 feet; S 45°51' E, 75.9 feet; S 32°51' E, 157.0 feet; N 3°21' W, 140.0 feet; S 78°45' E, 156.7 feet; S 65°39' E, 184.3 feet; S 22°12' E, 385.5 feet; N 26°14' E, 111.0 feet; S 60°39' E, 289.0 feet; N 76°26' E, 235.0 feet; S 81°12' E, 213.0 feet; S 42°33' E, 111.3 feet; AND S 28°15' E, 99.3 feet to the place of beginning, containing 105.6 acres of land.

Surveyed: August 28, 1974



I, WM. B. DABNEY, a Registered Public Surveyor in the State of Texas, do hereby certify that the above field notes are true and correct to the best of my knowledge and belief. There are no encroachments on this property other than noted herein.

Reg. No. 1513, Texas

FILED FOR RECORD ON THE 10 DAY OF March A.D., 1975 at 10:17 O'clock A
FILED FOR RECORD this the 17 day of March A.D., 1975 at 8:05 O'clock A

INSTRUMENT NO. 623

343

JOHN C SMITH, COUNTY CLERK
BY Mary Jean Deputy

THE STATE OF TEXAS §
COUNTY OF HOUSTON §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, IRA RIALS and TROY F. JONES, of Houston County, Texas, being the present owners, and hereinafter called Developers, of that tract of 105.6 acres of land described in Exhibit "A" attached hereto and made a part hereof to the same extent as if here copied in full, and which tract has been subdivided and is now known as Section D of the Golden Acres Subdivision, which section has been subdivided into One Hundred Ninety-seven (197) lots as shown by and delineated on the Map or Plat prepared by Wm. B. Dabney, Registered Public Surveyor No. 1513, Texas, which map has been approved by the Commissioners Court of Houston County, Texas, on September 9, 1974, and now appears of record in Book 1, Page 198 of the Plat Records of Houston County, Texas, do hereby, except as hereinafter noted, impose upon all such One Hundred Ninety-seven (197) lots the Restrictions dated January 8, 1971, now appearing of record in Book 470, Page 417 of the Houston County Deed Records, except that Paragraph VII is changed so as to read as follows, to-wit:

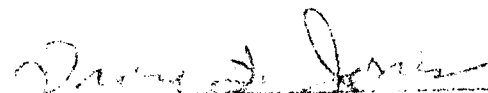
Developers set up areas for Mobile Homes on the following lots: Lots One (1) through Twenty-one (21), inclusive, of Block Fifteen (15); and Lots Seventeen (17) through Thirty-two (32), inclusive, of Block Sixteen (16). Mobile homes placed upon said lots must be less than two years old, must be at least 28 feet in length and at least 12 feet in width, and all such mobile homes must be approved by Developers before being placed upon said lots. If for any reason one of the Developers becomes unable to function, the other Developer may execute the rights and obligations set forth in this paragraph until such time as fifty (50) lots have

for transporting persons or property. Mobile homes which are moved onto the permitted lots must be completely skirted within sixty (60) days after they are placed on said lot, with no wheels, piers or piling exposed to view.

Except as to the foregoing modification of Paragraph VII, the Restrictions dated January 8, 1971, shall apply to Section D of Golden Acres Subdivision, as well as Section A thereof.

WITNESS our hands this the 10th day of September, 1974.


IRA RIALS

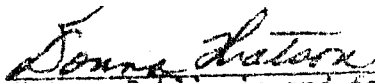

TROY F. JONES

THE STATE OF TEXAS |

COUNTY OF HOUSTON |

BEFORE ME, the undersigned authority, on this day personally appeared IRA RIALS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN Under my hand and seal of office, this the 10th day of September, A. D. 1974.

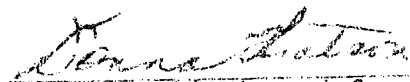

Notary Public in and for
Houston County, T e x a s

THE STATE OF TEXAS |

COUNTY OF HOUSTON |

BEFORE ME, the undersigned authority, on this day personally appeared TROY F. JONES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN Under my hand and seal of office, this the 20th day of September, A. D. 1974.


Notary Public in and for
Houston County, T e x a s

with the bearings as follows: S 56°17' W, 408.0 feet; S 21°13' W, 136.0 feet;
S 41°10' W, 147.0 feet; AND S 53°02' W, 415.0 feet to a 2" Iron Pipe
set for the most southerly corner of this tract, from which a 20" Pipe
bears N 19°00' W, 8.3 feet and a 20" Pipe bears N 69°00' E, 41.6 feet

THENCE along and with a fence on the Southwest line of this tract as
followed: N 35°58' W, 376.0 feet; N 34°55' W, 1,000.00 feet; AND
N 34°38' W, 540.0 feet to an Iron Rod for the most westerly corner of
this tract, same being the most southerly corner of Section B;

THENCE N 53°24' E, 557.0 feet to a point in the center of Trax Road
for corner;

THENCE S 47°51' E, 110.0 feet along the center of Trax Road to a
point for corner;

THENCE N 52°45'36" E, 1,105.81 feet along the East line of Wildlife
Walk to a point for corner;

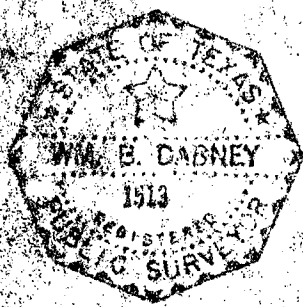
THENCE S 27°10' E, 26 feet to a point in the center of Sawmill Road;

THENCE N 02°30' W, 80 feet along the centerline of Sawmill Road to
a point for corner;

THENCE N 41°17' E, 191.0 feet to an Iron Rod set in the shoreline
of Houston County Lake to the most northern corner of this tract, same
being a corner of Section C;

THENCE along said shoreline of Houston County Lake as follows:
S 59°37' E, 136.8 feet; S 78°04' E, 241.0 feet; S 26°51' E, 222.7 feet;
S 45°51' E, 75.9 feet; S 32°51' E, 157.0 feet; N 3°21' W, 140.0 feet;
S 78°45' E, 156.7 feet; S 65°39' E, 184.3 feet; S 22°12' E, 385.3 feet;
N 26°14' E, 111.0 feet; S 60°39' E, 289.0 feet; N 76°26' E, 235.0 feet;
S 81°42' E, 213.0 feet; S 42°33' E, 111.3 feet; AND S 28°15' E, 99.3 feet
to the place of beginning, containing 105.0 acres of land.

Surveyed: August 28, 1974



I, WM. B. DABNEY, a Registered Public Surveyor
in the State of Texas, do hereby certify that
the above field notes are true and correct to
the best of my knowledge and belief. There
are no encroachments on this property other
than noted herein.

Wm. B. Dabney
Reg. No. 1513, Texas

EXHIBIT "A"

5/11/1971

R E S T R I C T I O N S

Pertaining to

G O L D E N A C R E S

1468

Developed by

IRA RIALS and TROY F. JONES

P. O. Box 237 Grapeland, Texas

THE STATE OF TEXAS ↓

COUNTY OF HOUSTON ↓

KNOW ALL MEN BY THESE PRESENTS:

That we, Ira Rials and Troy F. Jones, of Houston County, Texas, being the present owners, and hereinafter called Developers, of that tract of 30.60 acres of land on the Ramon de la Garza League, A-33 in Houston County, Texas, described in Exhibit "A" attached hereto and made a part hereof to the same extent as if here copied in full, and which tract has been subdivided and is now known as Section C of the Golden Acres Subdivision, which section has been subdivided into Fifty (50) lots as shown by and delineated on the Map or Plat prepared by Wm. B. Dabney, Registered Public Surveyor No. 1513, Texas, which map has been approved by the Commissioners Court of Houston County, on April 9th 1973, and now of record in Book _____, page _____, of the Plat Records of Houston County, Texas, do hereby impose upon all such Fifty (50) lots the restrictions dated January 6, 1971, now of record in Book 470, page 417 of the Houston County Deed Records.

The restrictions dated January 6, 1971, above mentioned, shall apply to Section C of Golden Acres Subdivision as well as to Section A thereof.

WITNESS our hands this 9th day of April, 1973.

Ira Rials
(Ira Rials)

Troy F. Jones
(Troy F. Jones)

THE STATE OF TEXAS ↓

COUNTY OF HOUSTON ↓

BEFORE ME, the undersigned authority,
on this day personally appeared Ira Riels, known to me to be the
person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purposes and
consideration therein expressed.

GIVEN under my hand and seal of office this 9th day of April,



[Signature]
Notary Public, Houston County, Texas.

THE STATE OF TEXAS ↓

COUNTY OF HOUSTON ↓

BEFORE ME, the undersigned authority,
on this day personally appeared Troy F. Jones, known to me to be
the person whose name is subscribed to the foregoing instrument
and acknowledged to me that he executed the same for the purposes
and consideration therein expressed.

GIVEN under my hand and seal of office this 9th day of April,



[Signature]
Notary Public, Houston County, Texas

FIELD NOTES FOR SECTION C
GOLDEN ACRES SUBDIVISION
RAMON DE LA GARZA LEAGUE, A-33
HOUSTON COUNTY, TEXAS

30.60 acres of land, a part of and out of that certain 191.11 acre tract in the Ramon de la Garza League, A-33 in Houston County, Texas described in a deed from E. E. Dailey and wife Bulah Dailey to Ira Riels and Troy F. Jones, of record in Vol. 467, page 164 of the Houston County Deed Records, which 30.60 acres is described by metes and bounds as follows:

BEGINNING at the intersection of Oak Ridge Road and Tram Road;

THENCE with the centerline of Tram Road N 47-51 W, 172 feet; N 45-40 W, 594 feet; N 30-08 W, 240 feet; N 13-20 W, 300 feet; AND N 0-15 W 67 feet to a point in the center of Tram Road for corner, from which a 1/2" Iron Rod bears S 87-04 E 25 feet;

THENCE S 87-04 E 975 feet along the division line between Section C and Section B to a point on the centerline of Sawmill Road for corner;

THENCE with the centerline of Sawmill Road N 24-55 W 115 feet AND N 5-02 E 223 feet to a point in the centerline of Sawmill Road for corner;

THENCE S 82-29 E, 198 feet to the shore line of Houston County Lake at elevation 262 above sea level (shore line elevation);

THENCE with the shore line of Houston County Lake: S 9-52 W, 59 feet; S 12-51 E, 209.2 feet; S 62-10 E, 217 feet; N 85-30 E, 163.4 feet; S 44-25 E, 193 feet; AND S 59-37 E 120 feet to a point for corner in the shore line of Houston County Lake;

THENCE S 41-17 W, 191 feet to a point in the centerline of Sawmill Road;

THENCE along said centerline of Sawmill Road S 62-50 E, 80 feet to a point on said centerline for corner;

THENCE S 27-10 W, 26 feet across Sawmill Road to its southern boundary;

THENCE S 52-45'36" W, 1,105.81 feet to the centerline of Tram Road;

THENCE N 47-51 W, 110 feet along said centerline to the place of beginning, containing 30.60 acres of land.

Surveyed: March 22, 1973.

Recorded for Record on the 24 day of April, A.D., 1973, at 1:00 o'clock P.
I certify this the 30 day of April, A.D., 1973, at 8:32 o'clock A.
M. S.

491/336

1117

R E S T R I C T I O N S

Pertaining to

G O L D E N A C R E S

Developed by

IRA RIALS And TROY F. JONES

P. O. Box 237

Grapeland, Texas

THE STATE OF TEXAS)

COUNTY OF HOUSTON (

KNOW ALL MEN BY THESE PRESENTS:

That we, Ira Rials and Troy F. Jones, of Houston County, Texas, being the present owners, and hereinafter called Developers, of that tract of 25.53 acres of land described in Exhibit "A" attached hereto and made a part hereof to the same extent as if here copied in full, and which tract has been subdivided and is now known as Section B of the Golden Acres Subdivision, which section has been subdivided into Fifty-three (53) lots as shown by and delineated on the Map or Plat prepared by Wm. B. Dabney, Registered Public Surveyor No. 1513, Texas, which map has been approved by the Commissioners Court of Houston County, on February 28, 1972, and now appears of record in Book 1, page 175 of the Plat Records of Houston County, Texas, do hereby, except as hereinafter noted, impose upon all such Fifty-three (53) lots the restrictions dated January 8, 1971, now appearing of record in Book 470, page 417 of the Houston County Deed Records, except that Paragraph VII is changed so as to read as follows, to-wit:

Developers set up areas for Mobile Homes on the following lots:

Lots 5 and 6 of Block 4;

Lots 9 and 10 of Block 6;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Block 7, but such such mobile homes placed upon said lots must be less than two years old, must be at least 28 feet in length and at least 12 feet in width, and all such mobile homes must be approved by Developers before being placed upon said lots. If for any reason one of the Developers becomes unable to function the other Developer may execute the rights and obligations set forth in

this paragraph until such time as 50 lots have been sold by Developers out of the Golden Acres Subdivision, at which time the Golden Acres Lot Owners Association may elect one of themselves to serve with the remaining Developer. All Mobile Homes placed upon the above listed lots shall be permanently designated for residential purposes and not intended to be used for transporting persons or property. Mobile Homes which are moved onto the permitted lots must be completely skirted within sixty days after they are placed on said lot, with no wheels, pliers or piling exposed to view.

Except as to the foregoing modification of Paragraph VII the restrictions dated January 8, 1971, shall apply to Section B of Golden Acres Subdivision, as well as Section A thereof.

WITNESS our hands this the 29th day of February, 1972.

Ira Riels
(Ira Riels)

Troy F. Jones
(Troy F. Jones)

THE STATE OF TEXAS)
COUNTY OF HOUSTON)

BEFORE ME, the undersigned authority,

on this day personally appeared Ira Riels, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 6th day of March, 1972.

M. Richards
Notary Public, Houston County, Texas

THE STATE OF TEXAS)
COUNTY OF HOUSTON)

BEFORE ME, the undersigned authority,

on this day personally appeared Troy F. Jones, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 6th day of March, 1972.

M. Richards
Notary Public, Houston County, Texas

Recorded on the 7 day of March A.D. 1972, at 9:30 o'clock A. M.
Recorded this the 13 day of March A.D. 1972, at 5:28 o'clock A. M.
Instrument No. 1117

John C. Smith, County Clerk
Houston County, Texas

By [Signature] Deputy

Developed by

IRA RIALS and TROY F. JONES

P. O. Box 237

Grapeland, Texas

THE STATE OF TEXAS ()
COUNTY OF HOUSTON ()

KNOW ALL MEN BY THESE PRESENTS:

That we, Ira Rials and Troy F. Jones of Houston County, Texas, the present owners, and the hereinafter called Developers of that tract of 29.38 acres of land described by the Surveyors field notes marked Exhibit "A" attached hereto and made a part hereof, a portion of which tract has been included in the subdivision known as Section A of the Golden Acres Subdivision, which has been subdivided into 65 lots, as shown by and delineated on the plat thereof prepared by Wm. B. Dabney, Registered Public Surveyor No. 1513, Texas, which plat has been approved by the Commissioners' Court of Houston County, Texas, on December 14, 1970, and now appears of record in Book 1, Page 165 of the Plat Records of Houston County, Texas, to hereby impress all such 65 lots with the restrictions hereinafter set forth. By Developers, as hereinafter used, is meant Ira Rials and Troy F. Jones, their heirs, representatives and assigns, except purchasers of any of such lots, their heirs, representatives and assigns, and such purchasers, their heirs, representatives and assigns, are hereinafter called Owners. The owners and those who own or claim any interest in any of said lots after they have been conveyed by Developers.

The restrictions imposed upon all of said lots are:

I

All of the above described property shall be known and described as residential property, and no structure shall be erected, altered, placed or permitted to remain on said property other than one detached single family dwelling, having accommodations and occupied or to be occupied only by one family, together with other usual and customary accessory buildings. None of said lots shall ever be used for business purposes only, provided however,

square feet of floor space, exclusive of carports and garages. No residential structure shall be placed or constructed upon any lot unless finished with brick, masonry, Austin stone, lumber or comparable material, but no metal buildings may be erected.

III

No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste material shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

IV

No structure of temporary character, trailer, bus, tents, shacks, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

V

None of the 65 lots can be subdivided prior to the expiration of 50 years from the date hereof. However, should any two owners so elect, they may acquire any lot between and contiguous to their lots and divide said lot between themselves in any proportions they may elect, and thereafter the portion acquired by each shall be deemed and considered for all purposes as a part of the lot then owned by each of them. The purpose of this provision is to allow Owners to enlarge the size of their lots by acquiring an intervening and contiguous lot and dividing it between themselves so as to enlarge their lots.

VI

No residence shall be located on any lot nearer than twenty (20) feet to the road lot line nor any nearer than six (6) feet to the side lot line of any lot and no out-building shall be constructed nearer than thirty (30) feet to the road lot line nor nearer than six (6) feet to the side lot line. In the event of common ownership of more than one lot and the construction of one building on more than one lot, the combined area so owned shall be considered as one lot.

VII

Developers will set up areas, as they deem advisable, for a mobile home area or areas, and a mobile home which is authorized under this paragraph is primarily designed for residential purposes and is not intended to be used as a vehicle for transporting persons or property. All such mobile homes shall be completely skirted with no wheels, piers or pilings exposed to view. No mobile home shall be placed on any lot not designated as a mobile home area. Mobile homes which are moved onto any area or any property herein designated must be a minimum of twenty-eight (28) feet in length and must be approved by Developers. If for any reason one of

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

IX

No signs, billboards, posters or advertising devices of any character shall be erected on any lot or plot except for a standard Real Estate for sale sign that may be placed if it does not exceed sixteen (16) inches by twenty-four (24) inches in deminsion.

X

All conveyances executed by Developers covering any of the 65 lots above mentioned shall recite: "No oil, gas or other minerals are conveyed hereby, but all of same are excepted herefrom!"

XI

Developers will build all roads in the subdivision that are necessary for the development of the subdivision and maintain same until January 1, 1973, at which time they may dedicate said roads to Houston County as public roads, or pass same to the Golden acres lot owners, which owners shall form a Golden Acres Lot Owners Association, elect their own officers, and collect such sum or sums as they deem appropriate for maintenance and improvements for such road. The obligation of Developers set out in this paragraph to build and maintain roads shall cease when Developers may dedicate the roads to Houston County or pass same on to the lot owners.

XII

Developers reserve the right to rearrange any unsold lots, that is to say, to enlarge, reduce, to change the size or shape of any unsold lots, and to change the numbering of any of same.

XIII

All buildings and structures shall be neat in appearance and all residences must be completed on the exterior within one hundred and twenty (120) days from the beginning date of construction. All house plans shall be approved by Developers, or if for any reason one of them become unable to function, his replacement shall be selected from Owners, and in case both become unable to function, replacement members known as the building committee shall be selected from the lot owners immediately.

XIV

Owners retains an easement five (5) feet in width along the perimeter of the lots to be used for utilities. The exact location of utility lines to be decided by the utility company.

owner's expense shall become the right of Golden Acres Lot Owners Association.

XVI

No dwelling shall have outside toilet facilities but shall have a septic tank installed in accordance with the specifications and regulations of the State Department of Health of the State of Texas and the Houston County Lake Authority. Should a sewer system be built which could serve any owner, he may use the septic tank above mentioned or connect with the sewer system.

XVII

The owner of any lot in Golden Acres Subdivision can be assessed the sum of \$3.00 per year per lot not to exceed the total of \$6.00, regardless of the number of lots owned by one Owner in said subdivision, for the purpose of maintaining and improving the boat ramps, piers, parking lots and other facilities furnished to said lot owners by Developers. Developers will keep and maintain said facilities without charge to the lot owners until January 1, 1973, at which time the lots containing piers, ramps and other facilities set aside for the use and benefit of the lot owners may be conveyed to the Golden Acres Lot Owners Association above mentioned. Developers may make this conveyance at anytime after January 1, 1973, if they see fit.

XVIII

These restrictions are covenants to run with the land and shall be binding upon all parties claiming under them until same have been altered, changed, amended or revoked in whole or in part by the petition of the owners of at least 60% of the lots in the subdivision.

XIX

If any owner shall violate or attempt to violate any of the covenants and restrictions herein contained, the Developer or the Owner of any lot shown upon such plat shall be entitled to enforce these restrictions in law or in equity, and to restrain violation or threatening violation and to recover damage for any violation.

XX

The invalidation of any of these covenants or restrictions by judgment or court order shall in nowise affect any of the covenants or restrictions herein contained, which shall remain in full force and effect.

XXI

All utility lines shall be placed in the streets adjacent to the lot lines at the location directed by Developers.

This subdivision is a part of the tract of 191.11 acres on the Ramon de la Garza Eleven League Grant, Abstract No. 33, in Houston County, Texas, conveyed to Ira Rials and Troy F. Jones by B. E. Dailey et ux by deed now appearing of record in Book 463, page 164, Houston County Deed Records, and no hunting shall be allowed upon such 191.11 acres tract.

XXIV

The plat of Golden Acres Subdivision shows roads, streets and parks. None of these are dedicated to any public use but are reserved for the exclusive use of Developers and owners.

XXV

Should any owner desire to sell his or her lot or lots he or she shall first offer the same to Developers in writing stating the terms and consideration of the proposed sale to a prospective, good faith purchaser and Developers shall have fifteen (15) days after the receipt of such writing within which to purchase such lot or lots for the consideration and on the terms set forth in such writing. After the expiration of fifteen (15) days after such writing has been delivered to Developers and if Developers have not elected to purchase within such fifteen (15) days then such lot owner or owners may proceed with the sale.

WITNESS our hands this 8th day of January, A.D. 1970.

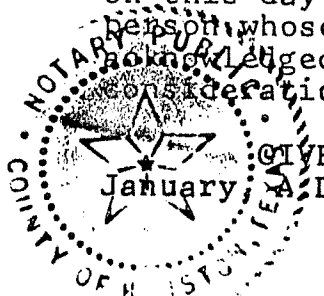
Ira Rials
(Ira Rials)

Troy F. Jones
(Troy F. Jones)

THE STATE OF TEXAS §
 :
COUNTY OF HOUSTON §

BEFORE ME, the undersigned authority,

on this day personally appeared Ira Rials, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed.



GIVEN under my hand and seal of office, this 11th day of January, A.D. 1971.

E. P. Granberry
Notary Public, Houston County, Texas
E. P. Granberry



GIVEN under my hand and seal of office, this 10th day of
January, A.D. 1971.

E. P. Granberry
Notary Public, Houston County, Texas
E. P. Granberry

BEGINNING on a 2" Iron Pipe set for corner, at elevation 262 feet above sea level (shore line elevation), from which Iron Pipe a 24" Pine bears S 37° E, 17 feet;

THENCE with the shoreline of Houston County Lake:
N 0°51' W, 160.1 feet; N 72°11' E, 119.7 feet; S 27°28' E, 161.0 feet;
S 79°53' E, 80.0 feet; N 41°00' E, 129.0 feet; S 41°49' E, 139.9 feet;
N 82°32' E, 551.0 feet; N 71°25' E, 436.9 feet; S 67°02' E, 114.1 feet;
S 68°17' E, 229.0 feet; S 86°28' E, 150.0 feet; N 46°18' E, 189.4 feet;
N 22°17' W, 197.0 feet; N 17°00' W, 201.5 feet; N 44°46' E, 231.2 feet;
S 26°23' E, 363.0 feet; S 53°11' E, 303.6 feet; S 0°34' E, 236.0 feet;
S 29°29' W, 210.7 feet; S 51°34' W, 72.4 feet and S 9°52' W, 197.0 feet to a ½" Iron Rod set for the Southeast corner of Lot 45, Block 1, Section A;

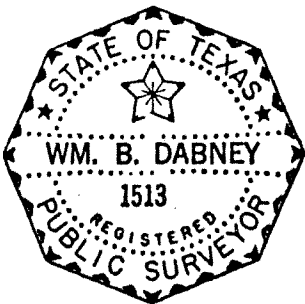
THENCE with Section A division line N 82°29' W, 198.0 feet to the center of a roadway;

THENCE N 5°02' E, 24.0 feet with said centerline to an off set corner of said Section A;

THENCE continuing with said division line of Section A
N 87°04' W, 345.0 feet; N 62°06' W, 380.5 feet; S 58°39' W, 437.7 feet;
S 69°03' W, 391.4 feet and N 79°44' W, 342.5 feet to a ½" Iron Rod set in the Southwest fence line of the 191.11 acre tract;

THENCE N 34°06' W, 410.0 feet and N 31°09' W, 130.4 feet with said fence line to the place of beginning, containing 29.38 acres of land.

I, WM. B. DABNEY, a Registered Public Surveyor in the State of Texas, do hereby certify that the above field notes are true and correct to the best of my knowledge and belief. There are no encroachments on this property other than noted herein.



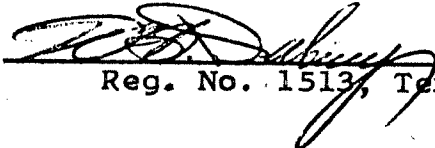

Reg. No. 1513, Texas

Exhibit "A"