

**EXHIBIT "A"**

**SUBSTANCE OF RESTRICTIVE COVENANTS  
TO RUN WITH THE LAND**

- 1 The tracts located in Walker County, Texas shall be used for the purpose of private single family residences
- 2 No more than one dwelling shall be permitted to remain on any tract or lot in this subdivision
- 3 No building or structure shall be erected within fifty (50) feet of front property lines on any tract No building or structure of any sort shall be built within ten (10) feet from side property lines or twenty (20) feet from back property lines
- 4 No structures shall be erected or placed on any tract unless built of solid permanent materials with pleasing exterior No structure shall have tarpaper, rolled brick siding or similar materials on the outside walls Outside materials for roofs shall be asphalt shingles or their equivalent in permanency
- 5 Sewage disposal systems shall be of a type approved or recommended by the State of Texas and at all times maintained in a proper condition
- 6 The exterior of any structure constructed on any tract shall be completed within 6 months from the date of commencement of construction
- 7 Dwellings shall contain not less than 500 feet of living area, exclusive of porches and garages Every building constructed or placed on any lot or tract shall be of new construction Old houses being moved into the subdivision shall be prohibited
- 8 Fencing shall be permitted on property lines, but it should be noted that there is a utility easement on all sides of tracts Any fencing shall be done in a neat, orderly, and professional manner
- 9 Easements for installation and maintenance of utilities and drainage facilities are reserved for a distance of ten (10) feet inside each and every side lot line
- 10 A lot owner may camp or erect a tent or camper on his lot for temporary use not to exceed a period of fourteen (14) days.
- 11 Mobile homes may be placed on and used upon the land only if they are in good condition and good repair (both exterior and interior), less than fifteen (15) years in age, and of attractive design and appearance All mobile homes must be under skirted within 60 days with material matching or in contrast with the exterior of the mobile home
- 12 For fifteen (15) years from the date hereof the land shall be used only for residential purposes
- 13 Livestock or poultry will be permitted if properly caged and maintained Horses and cattle will be permitted at the rate of one (1) head per one half (1/2) acre maximum Dogs, cats, and other such household pets shall be permitted at the rate of one (1) head per one half (1/2) acre Lots or tracts smaller than one half (1/2) acre shall be permitted one such household pet per lot or tract Hogs or swine shall be permitted only on tracts or lots four (4) acres or larger in size at the rate of one (1) head per acre
- 14 No portion of the land shall be used as a dumping ground for rubbish or trash, and the land shall be kept clean and free of any boxes, rubbish, trash, junk vehicles (which is meant to include any non-operative vehicle) or any other unsightly items incompatible with residential usage No outside toilet or privy shall be erected or maintained on the land
- 15 For fifteen (15) years from the date hereof the land shall not be further subdivided into tracts of less than two (2) acres
- 16 All dwellings, including houses and mobile homes, must be placed parallel or perpendicular to the front property lines
- 17 Commercial activity shall be permitted on lots or tracts fronting Highway \_\_\_\_\_ All other restrictions contained herein shall apply to such lots or tracts Any commercial activity that result in unsightly, noxious, or annoying conditions on any such lot or tract shall be shielded from view by a privacy fence
- 18 Invalidation of any one or more of these covenants and restrictions by judgment of any Court shall in no wise affect any of the other covenants, restrictions, and provisions here in contained, which shall remain in full force and effect
- 19 If the owner of the land shall violate any of the provisions of these restrictive covenants, any owner governed by these conditions or covenants herein shall be entitled to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation, or both
- 20 The provisions herein shall run with the land and be binding for a period of fifteen (15) years from the date hereof, at which times all provisions shall be automatically extended for successive periods of ten (10) years each, unless, prior to expiration of any such period, the then owners of 60% of the lots in the subdivision shall have executed and recorded an instrument changing the provision herein

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