

## **Exhibit A**

The Restrictive Covenants are as follows:

1. That no commercial use of said tracts shall be permitted. Agricultural and ranching operations shall not be considered a commercial use for the purposes of these restrictions except that no commercial feed lots, commercial bird operations, or similar commercial enterprises shall be allowed. Equestrian operations shall not be considered a commercial operation for the purposes of these restrictive covenants. In any activity the other restrictions must be complied with.
2. Each house shall contain not less than 1200 square feet of heated floor space, exclusive of open porches, breezeways, carports, and garages.
3. Only one house is allowed per 10 acres. In addition, one guest house constructed after the primary residence is finished shall also be allowed on each tract (guest houses shall not be required to meet the minimum square footage required in paragraph two). Houses are to be built of materials and by practices considered reasonably standard and acceptable to the area. Houses and surrounding premises shall be kept in good repair and in a reasonably clean and orderly condition. Only the house and guest house referenced in this paragraph shall be used as residences.
4. All houses, buildings, garages, barns and other buildings constructed or placed on any part of any tract including hunting stands, hunting blinds and feeders used for hunting, must be set back at least 125 feet from any property line fronting any public road and at least 50 feet from any side or rear property line.
5. The exterior of each house or other improvement shall be completed and finished within eighteen months of the earliest to occur of (1) the placement of building materials on the tract, or (2) the commencement of foundation work for the structure, or (3) the commencement of on-site work on the structure itself.
6. No hogs or pigs will be allowed on any tract, except that one hog or pig per child residing on said tract shall be allowed to be kept for FFA (or similar organization) project so long as said animal is kept in a reasonably sanitary manner at least 150 feet from any property line joining another tract out of the subject property and at least 150 feet from any property line fronting any public road.
7. No part of any tract shall be used or maintained as a dumping ground for rubbish, debris or junk.
8. No junk yards, repair yards, or wrecking yards shall be located on any tract. Two or more vehicles in disrepair placed on any tract for more than two weeks shall constitute a junk yard, unless said vehicles are kept in a garage.

9. Materials or equipment of any kind stored outside on any tract shall be arranged in an orderly manner on the rear one-half of the tract and no closer than 50 feet from any property line that joins another tract out of the subject property.

10. Camping on any tract is limited to eight weeks per year. Any camping facilities shall be located at least 150 feet from any property line that joins another tract out of the above subject property and at least 150 feet from any property line fronting any public road. On any tract on which a residence has been completed, camper trailers, travel trailers and motor homes may be parked or garaged, but no camper trailer, travel trailer, or mobile home shall be occupied as a temporary or permanent residence at any time on any tract of land.

11. No manufactured home (including mobile homes, manufactured homes, and modular homes) shall be allowed to be placed on any tract, except as follows:

a. One complete manufactured home that is at least 20 feet in width on its shortest side may be placed on each tract. Said home shall have a minimum of 1200 square feet of heated floor area. Said manufactured home must be in good condition and no older than 5 years old when placed on the property. The term "house" and "houses" as used in these Restrictive Covenants & Conditions shall also apply to mobile homes, manufactured homes, and modular homes.

b. Any manufactured home placed on any tract must have the trailer tongue/hitch removed and must be under-skirted with standard and customary materials. These items shall be performed within 30 (thirty) days of the date the manufactured home is placed on the property.

c. Any manufactured home shall count towards the house allotment in paragraph 3 herein.

12. No activity of any type shall be allowed that would create an unreasonable noise, visual, odor, or safety nuisance to the users of the surrounding subject property. No building, antennae, or other obstacle shall be constructed that exceeds 40' in height.

13. The number and type of animals kept on the property shall be controlled so as not to create a substantial visual, noise, odor, or safety nuisance to the users of the surrounding subject property and so as not to endanger the condition of a substantial portion of the property by overgrazing.

14. All animals (except domestic cats) shall not be allowed to roam beyond the perimeter of the tract. Only one outside dog per 4 acres shall be allowed to be kept on each tract.

15. Sanitary control easements shall be maintained by each tract owner around any water wells in compliance with TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) Standards. Water wells shall be placed a minimum of 50' from any property line, or in accordance with TCEQ requirements or Anderson County requirements, whichever is more stringent.

16. No tract will be re-subdivided.

17. Owners should check with Shelby County and with the TCEQ for any requirements before installing a private sewage system.

18. Extreme caution should be used when discharging any firearm. The person discharging the firearm shall be solely responsible for the safe operation of said firearm.

19. Before performing any construction, excavation, or soil disturbance Buyer should contact (800) DIG-TESS (344-8377).

20. No action will be taken that will cause or allow water to be backed up on any road, access easement, or another Tract out of the subject property.

21. These restrictive covenants are to run with the land until December 31, 2040.

Morris Land Brokers, LLC, hereby retain the right to execute amendments to, including granting variances from, all restrictive covenants and other limitations imposed by this instrument on the subject property, provided it, in the exercise of its reasonable judgment and discretion, is of the opinion that any such amendments or variances are acceptable and reasonable for the development of the property. Any such variance or amendment must be evidenced in writing and must be signed by Morris Land Brokers, LLC.