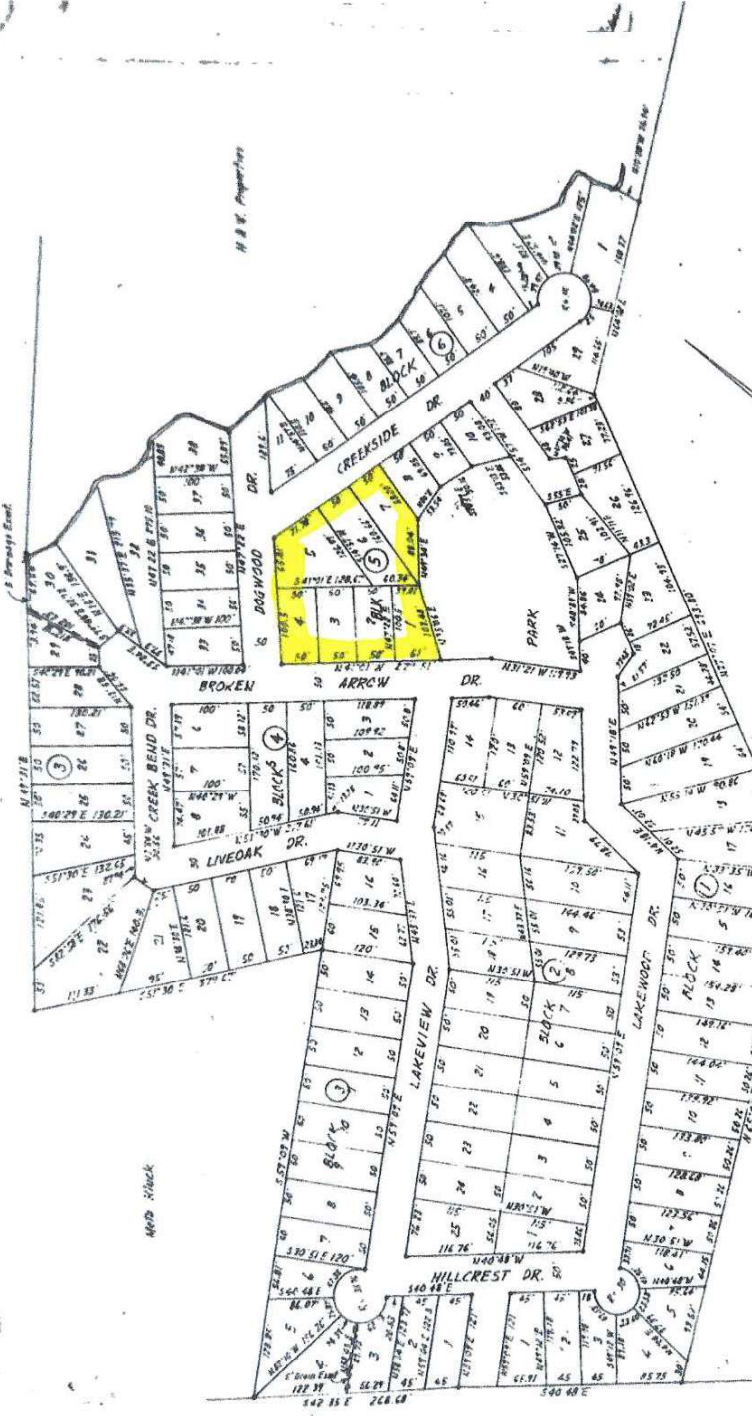


PRAIT HOMES
 SINCE 1996

LEE ANN
 3-BEDROOM / 2-BATH
 1980 SQ FT



LAKWOOD SUBDIVISION
 A PORTION OF THE 39.489 AC TRACT
 CONVEYED BY META KLUCK TO H & W
 PROPERTIES, INC. BY DEED RECORDED IN
 VOL. 176 PAGE 372 DEED RECORD, DATE 5-25-1968
 H. C. REAMAN LGE ASST. SVY
 WASHINGTON COUNTY, TEXAS
 SCALE 1" = 1/4" AC

FILED FOR RECORD
 AT THE COUNTY CLERK'S OFFICE
 JUN 10 1968
 CHASE WOOD
 BY [Signature]

[Signature]
 Sworn & dictated by 6/8/68
 William W. Reue Reg. Surveyor

STATE HWY 36

FILED FOR RECORD

11:00 A.M.

JUN 10 1968

CHAS. E. WIEDE

EXHIBIT "A"

81A

RESTRICTIONS FOR LAKEWOOD SUBDIVISION

PART A

That we, H. & W. PROPERTIES, INC., owners of all the lots of Lakewood Subdivision, as said subdivision is shown by the plat or map thereof of record in the Office of Washington County, Texas, in Vol. , Page of the Map Records of said County, do hereby place the following conditions, covenants and restrictions on all the lots in said subdivision for the use and benefit of each and every lot in said subdivision and the owners thereof respectively, such restrictions and conditions to constitute covenants running with the land and to ensure to the benefit of the owners thereof, their heirs, successors and assigns as follows, to-wit:

PART B

B - 1. Fully protected Residential Area. The residential area covenants in Part C in their entirety shall apply to all LOTS in Lakewood Subdivision.

PART C

C - 1. Land Use and Building Type. No lot shall be used except for residential purposes unless and except as stated in these restrictions.

C - 2. Dwelling Cost, Quality and Size. No dwelling shall be put on any lot unless said dwelling shall contain a minimum square footage of 600 feet exclusive of open porches and garages. No building shall be moved into or upon any lot in said subdivision unless said building shall conform or be remodeled to conform to modern architectural design before occupancy.

C - 3. Building Location. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 5 feet to the front line, or nearer than 5 feet to any side line. No building shall be located nearer than 15 feet to an interior lot line, except that 3 feet side yard shall be required for a garage or other permitted accessory building located 200 feet or more from the front line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line for the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot. No barns, sheds, implement buildings, stalls or other utility buildings will be constructed or placed on the front one-third (1/3) of any tract. This restriction does not apply to garages or well houses.

C - 4. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

C - 5. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

C - 6. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding and no railroad passenger coaches, box cars or cabooses or city or highway buses or bus bodies shall be used on any lot at any time as a residence either temporarily or permanently.

C - 7. No property owner will be allowed to keep more livestock than one (1) animal per one-half (1/2) acre owned and used for such purpose. However pets such as cats and dogs are not considered livestock herein.

It is expressly stated herein that no swine shall be kept on any lot in this subdivision.

C - 8. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish, Trash, garbage or other waste 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.

C - 9. Outdoor toilets are expressly forbidden in this subdivision. Each dwelling constructed will be equipped with a septic system prior to occupancy. A one-bath home shall have installed a septic system with a tank of not less than 300 gallon capacity and 100 feet of field line. A home with more than one bath will have a septic tank with an additional 100 gallon capacity and an additional 100 feet of field line for each bath. All field lines will be installed a minimum of 12 inches below the ground surface and will have 6 inches of washed gravel in the bottom of the ditch with 6 inches of washed gravel over the field line. No field line shall have open end drains. Any system installed that does not properly function will be considered to be in violation of this restriction.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots in said subdivision has been filed for record prior to the end of the twenty years or the end of any subsequent ten-year period, agreeing to change said covenants in whole or in part.

These covenants may be enforced by the developer, its successors and assigns, or by any property owner in the subdivision by appropriate action at law or in equity.