

Basic Requirements

No Prefabricated or Mobile Homes.

Single Family. All Tracts- single-family residential purposes only.

Construction Sites. All construction sites shall have sufficient portable restroom facilities or other adequate restroom facilities as determined by the Architectural Control Committee or Developer prior to Control Transfer Date. Construction Sites shall be kept neat and clean at all times and comply with such construction site guidelines as may be established by the Architectural Control Committee from time to time.

Construction Time. Any construction of any Improvement shall be completed, as to the exterior, within six (6) months from the construction commencement date.

Temporary Structures & Use of RVs. No structure of a temporary character, whether trailer, motor home, recreational vehicle, tent, shack, garage or other outbuilding shall be maintained or used on any Tract at any time as a residence.

-Temporary structures, including a business office, portable restroom facilities, or construction storage facilities may be located on a Tract while the main residence for a Tract is actively under construction, provided that such are removed upon substantial completion of construction and are not located on a Tract for longer than the time allowed for construction of a main residence pursuant to Section 3.11 hereunder.

House Placement on Lot/ Easement/ Utilities:

25' Utility & Drainage Easement. The Subdivision and each Tract shall be subject to the easements reserved herein and in favor of the Association, the Tract Owners and the utility companies. A utility and drainage easement measuring twenty-five feet (25') in width is reserved along the front of each Tract. A building and utility easement measuring ten feet (10') in width and centered on the common boundary line that any Tract in the Subdivision shares with another Tract is reserved. A building line and utility easement five feet (5') in width is reserved along all rear lot lines of each lot unless the lot is on the perimeter boundary lines of the Subdivision and these lots will have a building line and utility easement of fifteen feet (15') in width. Additionally, there are easements set forth on the Plat of the Subdivision. The utility and drainage easements shall be used for the construction, maintenance and repair of utilities and drainage, including but not limited to, electrical systems, telephone, cable, water, gas, and any other utilities which the Developer or utility providers may install for the benefit of the Tract Owners.

Setback Lines. Except for fencing, light posts, driveways, walkways and

landscaping, no improvements shall be located nearer than fifty feet (50') from the property line of any Tract that abuts a Road or ten feet (10') on the sides and rear of the property, except for the lots that are located on the perimeter of the Subdivision will have a fifteen foot (15') wide utility and building easement along the rear easement of the property. The Architectural Control Committee or Developer (prior to the Control Transfer Date) has the sole discretion to reject any exterior lighting, as it is the intent of these restrictions that exterior lighting be installed so that there is down lighting. If Owner fences more than one acre surrounding its main dwelling site, then in order to maintain a uniform appearance of fences along the Roads, all fencing along the Road must be located at the interior edge of the twenty five foot (25') utility, Road and drainage easement. The Architectural Control Committee or Developer (prior to the Control Transfer Date) may waive or alter any setback line, if in the Architectural Control Committee's or Developer's (prior to the Control Transfer Date) sole discretion, such waiver or alteration is necessary to permit effective utilization of a Tract due solely to drainage or land contour related concerns.

Consolidated Building Site. Any Owner of one or more adjoining Tracts may, with the prior written approval of the Board of Directors and with the approval of the Somervell County Commissioners Court, consolidate two or more Tracts into one Tract or building site, in which case the common boundary line between any combined Tract shall be eliminated and the setback lines shall be measured from the remaining exterior boundary lines. Any portion of any utility easement located within the common boundary lines of any combined Tract shall be eliminated if such utility easements are not being used at the time any Tracts are combined. No Tract shall be deemed to be combined with another Tract until such time as an appropriate re-plat of the combined Tracts is filed with the Somervell County Plat Records and all necessary approvals have been obtained. Any Tracts which are combined as provided above shall be assessed as one Tract for Assessment purposes.

Utilities Required. All utilities installed or constructed which are located from the roadway is underground

Construction of Improvements on Utility, Road And Drainage Easements. No buildings or walls shall be located over, under, upon or across any portion of any utility, Road and drainage easement.

Home Size and Construction Minimums:

Minimum Square Footage. Every single-family residence shall contain at least eighteen hundred (1,800) square feet of living area, excluding porches, garages, and storage areas.

Garages. All single family residential units, except an approved guest quarter, shall have at least a (2) two-car attached, or detached garage. All garages must be constructed out of the same materials as used for the main dwelling. All garages shall be located on the Tract as indicated by the Architectural Control Committee approved site plan.

Garage entries must face the side or rear lot line of the Tract.

Construction Materials. All Improvements must be built with new construction materials and must be built in place on the Tract. All construction materials used shall be of materials such as wood, rock, brick, metal, hardiplank, or stucco. The use of aluminum siding or vinyl siding is prohibited. The Architectural Control Committee or the Developer prior to Control Transfer Date may authorize the use of other materials on a case by case basis.

Roofing Materials. Only the following roofing materials may be used for the main residence, guest quarter, and garages: slate, stone, concrete tile, clay tile, or other tile of ceramic nature, metal or composition shingles with a thirty (30) year or more warranty. Colors of roofing material are subject to the approval. The Architectural Control Committee or the Developer (prior to the Control Transfer Date) shall have the authority and sole discretion to approve other roof treatments and materials which are harmonious with the surrounding homes and the Subdivision as a whole. The materials and colors of Roofs on all other structures must be approved by the Architectural Control Committee or Developer (prior to the Control Transfer Date). Owners may install roof shingles that are wind and hail resistant, energy efficient or solar generating, if the quality and appearance are comparable to the Subdivision standard.

Color. All exterior color schemes for Improvements are subject to the prior written approval of the Architectural Control Committee.

Masonry. Any residence, guest quarter, or garage shall be constructed with at least a masonry wainscoat beginning at the bottom of the building and extending two feet (2') upward on all sides. Masonry materials includes masonry veneer, stucco, brick, rock and all other materials commonly referred to in the Somervell County, Texas, area as masonry but specifically excludes hardiboard or any synthetic material. Owners are encouraged to use hardiboard materials where non masonry materials are permitted. Barns are not required to have a masonry component, but if the minimum masonry requirement is not met, then the barn must be two toned in color, with a different color being at least 3 feet upward.

Driveways. The first twenty linear feet (20') of any driveway which is connected to any road shall be constructed of concrete. After the first twenty linear feet (20') of concrete, the driveway must be constructed with concrete, asphalt, brick paving or two-course chip and seal. All driveways shall begin where the paved portion of any road ends. All driveways must be shown on the plans submitted to the Architectural Control Committee or Developer (prior to the Control Transfer Date), completed no later than thirty (30) days after the completion of the main

residence and approved by the Architectural Control Committee or Developer (prior to the Control Transfer Date) prior to construction.

Barns, Workshops, Guest Quarter Requirements:

Barns, Workshops & Storage Buildings. Bams, workshops, and storage buildings shall be allowed so long as such buildings are constructed with material harmonious with the main residence. Barns, workshops and storage buildings may be metal buildings so long as they have a two foot (2') masonry skirt on all sides or have a two-tone metal design. Such structures must be located behind the main residence and must be constructed contemporaneously or after the construction of the main residence, but not before. If a barn is built as a temporary living space as allowed in Section 3.07 below, then it may be constructed prior to the main residence being constructed; however, it still needs to be located on the Tract in such a manner that the main residence can later be constructed in front of the barn.

Barns as Temporary Living Space. A guest quarter located inside of a barn which is constructed on a Tract shall be allowed, so long as the guest quarter is not used as a permanent residence. Such guest quarter may be used as the Owner's temporary residence during the construction of the main dwelling or as a "weekend getaway" for such Owner prior to the construction of the residence. All building requirements for the barn still apply, including but not limited to having a two foot (2') masonry skirt on all sides or having a two-tone metal design with a different color being at least 3 feet upward.

Guest Quarters. One guest quarter may be built upon each Tract provided the guest quarter contains no less than three hundred fifty (350) square feet. A guest quarter, unless it is located within a barn, must be constructed contemporaneously or after the construction of the main residence and may not be built or occupied prior to the main residence being occupied. A guest quarter must be constructed with material harmonious with the main residence and located behind main residence. If a guest quarter is built within a barn it may be occupied as set forth in Section 3.07 below; however, no other stand-alone guest quarter is allowed.

Propane Tanks, Fences:

Propane Fuel Storage. Propane fuel storage for residential use may be located on the Tracts and may be placed above ground or below ground. The exact location and quantity of said fuel storage tanks are subject to written approval of the Architectural Control Committee or Developer (prior to the Control Transfer Date). All above ground tanks, pumps, vent pipes and other equipment must be concealed or

attractively screened.

Fences and Light Posts. Fences and light posts, if any, must be approved prior to Construction by the Architectural Control Committee or Developer (prior to the Control Transfer Date) and must be constructed of new material, and unless otherwise permitted by the Architectural Control Committee or Developer (prior to the Control Transfer Date), constructed of masonry, wrought iron, wood, metal or pipe. Wood fences must be constructed in a low profile, open view, style with horizontal rails. Fence heights shall not exceed five feet (5'). Chain link fencing is prohibited, except if used as a dog run and only if such fencing is not visible from any Road in the Subdivision. If pipe fencing is used, such fences must have a minimum of one (1) horizontal pipe along the front of the lot and otherwise conform with the Architectural Control Committee's or Developer's (prior to the Control Transfer Date) specifications. The Subdivision's perimeter fencing is an individual lot owner's responsibility. Any modifications or replacements must be approved by the Developer or, after the Control Transfer Date, the ACC. The perimeter fencing cannot be removed.

