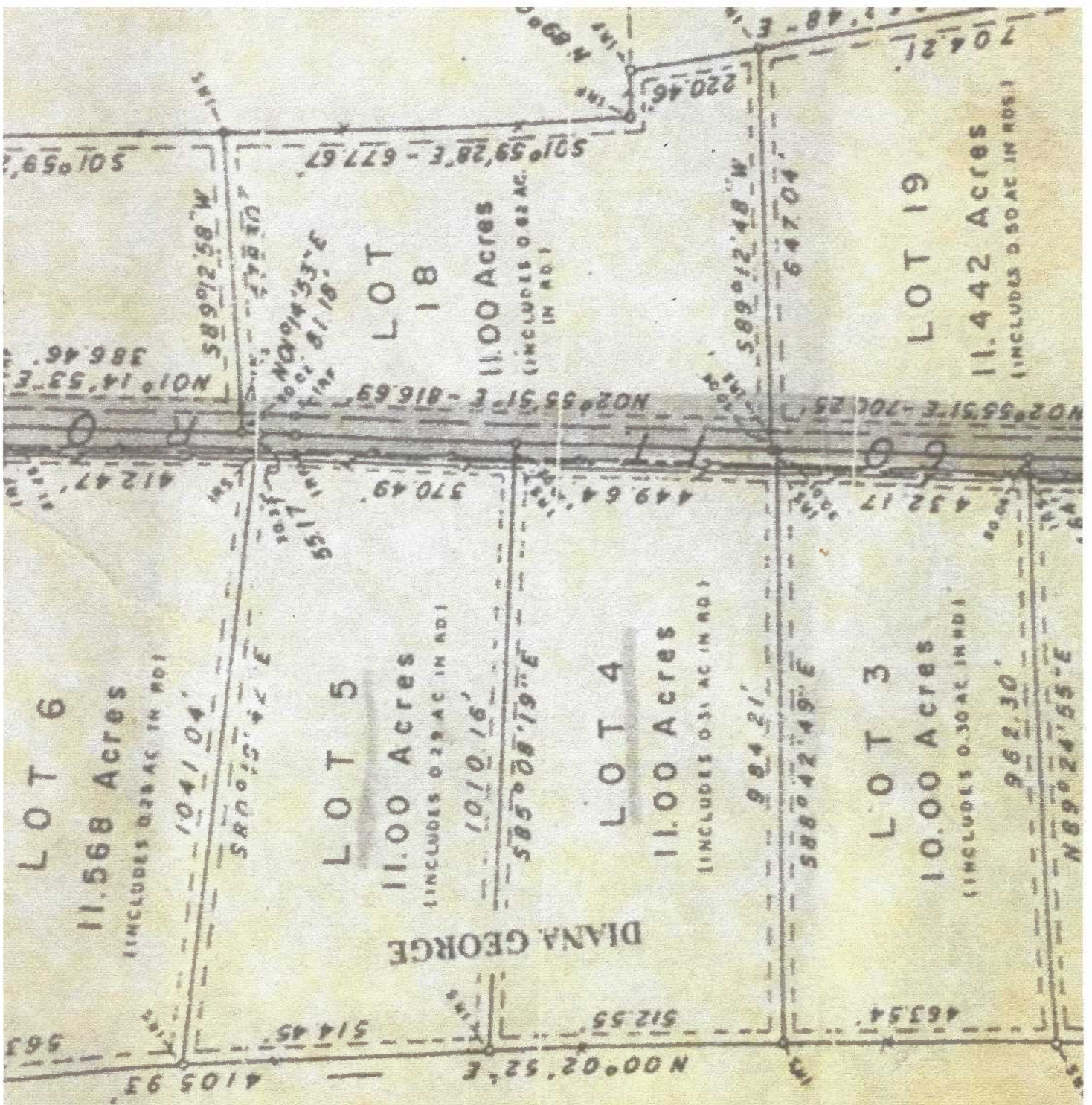


501.1 AC.
J R WATSON, JR ENTERPRISES, INC
V 677 PB12



**RESTRICTIVE COVENANTS
OF
VISTA RANCH TWO**

**OFFICIAL RECORDS
FAYETTE COUNTY, TEXAS**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FAYETTE

THAT THE UNDERSIGNED, HEREIN CALLED "DECLARANTS", BEING THE SOLE OWNERS OF THE LAND AND PREMISES DESCRIBED AS FOLLOWS, TO WIT:

214.91 ACRES IN FAYETTE COUNTY, BEING ALL THAT LAND IN VISTA RANCH TWO, A SUBDIVISION, LOCATED IN THE THOMAS COCHRAN 26 LABORS, ABSTRACT NO. 147, FAYETTE COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 82, OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS.

HAS ESTABLISHED, AND BY THESE PRESENTS DOES ESTABLISH THE FOLLOWING RESTRICTIONS ON THE IMPROVEMENTS, USE AND SALE OF SAID PROPERTY, AND ARE FOR THE MUTUAL PROTECTION AND BENEFIT OF ALL FUTURE OWNERS. "DECLARANTS" SPECIFICALLY RESERVE THE RIGHT TO AMEND OR WAIVE SAID RESTRICTIONS, IN WHOLE OR IN PART.

1. THE PROPERTY DESCRIBED ABOVE IS FOR RESIDENTIAL USE ONLY. EACH LOT IS LIMITED TO TWO RESIDENTIAL STRUCTURES. EACH RESIDENTIAL STRUCTURE MUST BE AT LEAST TWO HUNDRED (200) FEET FROM EACH OTHER ON THE SAME TRACT. ANY ACTIVITY WHICH INTERFERES WITH THE RESIDENTIAL USE OF THE PROPERTY IS STRICTLY PROHIBITED. THE MINIMUM SIZE OF ANY RESIDENTIAL DWELLING SHALL BE AT LEAST 700 SQUARE FEET OF INTERIOR SPACE, EXCLUSIVE OF PORCHES, GARAGES, CARPORTS OR PATIO'S. STRUCTURES SHALL BE NO MORE THAN TWO (2) STORIES HIGH AND SHALL BE A MINIMUM OF 100 FEET FROM THE FRONT LOT LINE AND A MINIMUM OF 25 FEET FROM ALL OTHER LOT LINES.
2. MANUFACTURED HOUSING IS ALLOWED, BUT MUST NOT BE MORE THAN 10 YEARS OLD (AS OF THE DATE OF MANUFACTURE) WHEN PLACED ON THE PROPERTY AND SHALL BE NEAT IN APPEARANCE. MANUFACTURED HOUSING MUST BE PLACED ON PIERS / FOOTINGS AND TIED DOWN IN COMPLIANCE WITH THE TDHCA REGULATIONS. ALL MANUFACTURED HOUSING MUST BE SKIRTED AND THE TONGUE OF THE MANUFACTURED HOME MUST BE REMOVED.
3. ALL STRUCTURES BEING BUILT OR PLACED ON THE PROPERTY MUST COMPLY WITH THE ABOVE GUIDELINES, AND BE APPROVED BY THE DEVELOPER, ONE OF HIS REPRESENTATIVE'S OR HOMEOWNERS ASSOCIATION, IF AND WHEN ESTABLISHED.
4. FENCES SHALL BE PERMITTED TO EXTEND TO LOT LINES, BUT SHALL NOT IMPAIR EASEMENTS.
5. CAMPING IS PERMITTED ON ALL TRACTS BY USE OF TRAVEL TRAILERS, MOTOR HOMES, TENTS AND POP-UP CAMPERS, FOR A CONSECUTIVE PERIOD OF NO MORE THAN 10 DAYS. HOWEVER, STRUCTURES OR FACILITIES OF ANY KIND THAT IS TO BE USED AS A PERMANENT STRUCTURE MUST ADHERE TO ARTICLES #1, #2 AND #3 OF THESE RESTRICTIONS.
6. PETS SUCH AS DOGS AND HOUSE CATS ARE ALLOWED, BUT THE RAISING AND KEEPING OF SUCH WILD ANIMALS AS WOLVES, HYBRID WOLVES, TIGERS, CATS AND COUGARS IS STRICTLY PROHIBITED.
7. NO TRASH, JUNK, OR JUNK CARS PERMITTED.
8. NO COMMERCIAL HOG OR CHICKEN FARMING.
9. NO OUTSIDE TOILETS MAY BE ERECTED OR USED ON ANY LOT IN THE DEVELOPMENT. ALL SEPTIC SYSTEMS OR OTHER PRIVATE SEWAGE DISPOSAL SYSTEMS SHALL BE IN CONFORMITY WITH THE REQUIREMENTS

AND SPECIFICATIONS OF THE TEXAS HEALTH DEPARTMENT OR THE COUNTY OF FAYETTE. LOT OWNER SHALL OBTAIN A PERMIT FROM THE AUTHORITY WITH PARAMOUNT JURISDICTION ON THE LOT WHERE THE PROPOSED SYSTEM IS TO BE LOCATED.

10. EASEMENTS SHALL BE ESTABLISHED FOR THE PURPOSES OF PUBLIC SERVICES WITHIN THE DEVELOPMENT. UTILITY EASEMENTS OF TWENTY (20) FEET (UNLESS OTHERWISE SHOWN ON THE PLAT) ALONG ALL STREETS AND TWENTY (20) FEET ALONG THE BACK AND ALL SIDES OF THE PROPERTY LINES. PROPERTY LINES ARE HEREBY ESTABLISHED EASEMENTS FOR ANY PUBLIC SERVICES INCLUDING BUT NOT LIMITED TO WATER, ELECTRICITY, AND TELEPHONE SERVICE.
11. THERE SHALL BE A TWENTY (20) FOOT EASEMENT ALONG ALL EXISTING UTILITY LINES.
12. LOTS MAY NOT BE USED AS STREETS OR THOROUGHFARES WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED.
13. NONE OF THE RESTRICTIONS HEREIN SET FORTH SHALL BE DEEMED AS PROHIBITING THE RAISING OF FARM ANIMALS SUCH AS HORSES OR CATTLE.
14. ONE "FOR SALE" SIGN PER LOT IS PERMITTED, SO LONG AS IT IS NEAT IN APPEARANCE AND NO MORE THAT 24" X 36" IN SIZE.
15. NO HUNTING SHALL BE PERMITTED ON ANY TRACT.
16. INVALIDATION OF ANY ONE OR MORE OF THESE COVENANTS AND RESTRICTIONS BY JUDGEMENT OF ANY COURT SHALL NOT AFFECT ANY OF THE OTHER COVENANTS, RESTRICTIONS, AND PROVISIONS HEREIN WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS MY HAND THIS 9 DAY OF July, 2001.

BERT DICKENS, INC.


JOHN R. INGRAM, SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9 DAY OF July, 2001, BY JOHN R. INGRAM, SECRETARY OF BERT DICKENS, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.


NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

FILED

4:10 p.m.
JUL - 9 2001


CAROLYN KUBOS ROBERTS
CO. CLERK, FAYETTE CO., TEXAS



\$11.00 PD., Filed by: John R. Ingram of Country Land Company
AFTER FILING PLEASE RETURN TO:
BERT DICKENS, INC.
974 CAMPBELL RD., SUITE 106
HOUSTON, TEXAS 77024

NOTES OF TERMS
I hereby certify that this instrument was filed in the name and
of the State of Texas by me and was duly acknowledged to
the Volume and Page of the Record of the County of Fayette
County, Texas as directed herein by me, on

JUL 09 2001

PAGE NO. 2, OF 2




CAROLYN KUBOS ROBERTS
COUNTY CLERK, FAYETTE COUNTY, TEXAS