

FOR
CANYON RANCH, SECTION TWO

STATE OF TEXAS §
COUNTY OF WALKER § KNOW ALL MEN BY THESE PRESENTS:
 §

This Declaration, made on the date hereinafter set forth by CANYON RANCH DEVELOPMENT, L.P., hereinafter referred to as “Developer”:

WITNESSETH:

Whereas, the undersigned is the owner of that certain tract of land known as “CANYON RANCH, SECTION ONE” being a subdivision of 251.840 acres of land situated in the H.B. Baldwin Survey, A-84, the Adam Yerian Survey, A-620, and the I. & G. N. R. R. Co. Survey, A-686, Walker County, Texas according to the plat (“Plat”) of said Canyon Ranch, Section One recorded in the office of the County Clerk of Walker County, Texas, after having been approved as provided by law, and being recorded in Volume 4, Page 38 of the Plat Records of Walker County, Texas (hereinafter referred to as the “Property” of the “Subdivision”); and

WHEREAS, it is the desire of the undersigned to place certain restrictions easements, covenants, conditions, stipulations and reservations (herein sometimes referred to as the "Restrictions") upon and against such Property in order to establish a uniform plan for the development, improvement and sale of Property, and to insure the preservation of such uniform plan for the benefit of both the present and future owners of lots in said Subdivision.

NOW, THEREFORE, the undersigned hereby adopts, establishes and imposes this Declaration of Covenants, Conditions and Restrictions for Canyon Ranch, Section One upon Canyon Ranch, Section One and declares the following reservations, easements, restrictions, covenants and conditions, applicable thereto, all of which for the purposes of enhancing and protecting the value, desirability and attractiveness of said Property, which Restrictions shall run with said Property and title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof, except that no part of this Declaration or the Restrictions shall be deemed to apply in any manner to any area not included in the boundaries of said Plat unless specifically provided for herein. Developer also declares that this Subdivision shall be subject to the jurisdiction of the "Association" (as hereinafter defined).

ARTICLE I

DEFINITIONS

Section 1.01. “Annexable Area” shall mean and refer to any additional property made subject to the jurisdiction of the Association pursuant to the provisions set forth herein, including, without limitation, and other Sections, if any, of Canyon Ranch Subdivision and any property adjacent to or in the proximity of the Property.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Section 1.02 “Association” shall mean and refer to the Canyon Ranch Property Owners’ Association, and its successors and assigns.

Section 1.03 “Canyon Ranch” shall mean and refer to this Subdivision and any other sections of Canyon Ranch hereinafter made subject to the jurisdiction of the Association.

Section 1.04 “Board of Directors” shall mean and refer to the Board of Directors of the Association.

Section 1.05 “Builders” shall mean and refer to persons or entities that purchase lots and build speculative or custom homes thereon for third party purchasers.

Section 1.06 “Common Area” shall mean all real property (including the improvements thereto) within the Subdivision owned by the Developer and/or Association for the common use and enjoyment of the Owners and/or any real property and improvements, including, but not limited to, damage and utility easements and other facilities and designated on the Plat within the Common Area to which the Owners may hereafter become entitled to use.

Section 1.07 “Contractor” shall mean and refer to the person or entity with whom an Owner contracts to construct a residential dwelling on such Owner’s Lot.

Section 1.08 “Developer” shall mean and refer to CANYON RANCH DEVELOPMENT, L.P., and its successors and assigns.

Section 1.09 “Lot” shall mean and refer to any plot of land identified as a lot or tract on the plat of the subdivision. For purposes of this instrument, “Lot” shall not be deemed to include any portion of any “Common Areas”, “Reserves”, “Restricted Reserves” or “Unrestricted Reserves”, (defined herein as any Common Areas, Reserves, Restricted Reserves or Unrestricted Reserves shown on the Plat) in the Subdivision, regardless of the use made of such area, it being understood that this Declaration shall not, in any manner, restrict such Common Areas, Reserves, Restricted Reserves or Unrestricted Reserves except as may be specifically stated herein.

Section 1.10 “Member” shall mean and refer to every person or entity who holds a membership in the Association.

Section 1.11 “Owner” shall mean and refer to the record owner, whether one or more persons or entities of fee simple title to any Lot which is a part of the Subdivision, including (i) contract sellers (a seller under a Contract for Deed), but excluding those having such interest merely as security for the performance of an obligation, (ii) Developer (except as otherwise provided herein) and (iii) Builders.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

ARTICLE II
RESERVATIONS, EXCEPTIONS AND DEDICATIONS

Section 2.01 Recorded Subdivision Plat of the Property. The plat ("Plat") of the Subdivision dedicates for use as such, subject to the limitations as set forth therein, the roads, streets and easements shown thereon. The Plat further establishes certain restrictions applicable to the Property. All dedications, restrictions and reservations created herein or shown on the Plat, replats or amendments of the Plat of the Subdivision recorded or hereinafter recorded shall be constructed as being included in each contract, deed, or conveyance executed or to be executed by or on behalf of Developer, conveying said Property or any part thereof whether specifically referred to therein or not.

Section 2.02 Easements. Developer reserves for public use the utility easements shown on the Plat or that have been or hereafter may be created by separate instrument recorded in the Real Property Records of Walker County, Texas, for the purpose of constructing, maintaining and repairing a system or systems of electric lighting, electronic power, telegraph and telephone line or lines, gas lines, sewers, water lines, storm drainage (surface or underground), cable, television, or any other utility the Developer sees fit to install in, across and/or under the Property. All utility easements in the Subdivision may be used for the construction of drainage swales in order to provide for improved surface drainage of the Reserves, Common Area and /or Lots. Should any utility company furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, Developer, without joinder of any other Owner, shall have the right to grant such easement on said Property without conflicting with the terms hereof. Any utility company serving the Subdivision and/or any District serving the Subdivision shall have the right to enter upon any utility easement for the purpose of installation, repair and maintenance of their respective facilities. Neither Developer nor any utility company, water district, political subdivision or other authorized entity using the easement herein referred to shall be liable for any damages done by them or their assigns, agents, employees, or servants, to fences shrubbery, trees and lawns or any other property of the Owner on the property covered by said easements.

Section 2.03 Title Subject to Easements. It is expressly agreed and understood that the title conveyed by Developer to any of the Lots by contract, deed or other conveyance shall be subject to any easement affecting same for roadways or drainage, water line, gas sewer, electric lighting, electric power, telegraph or telephone purposes and other easement hereafter granted affecting the Lots. The Owners of the respective Lots shall not be deemed to own pipes, wires, conduits or other service lines running through their Lots which are utilized for or service other Lots, but each Owner shall have an easement in and to the aforesaid facilities as shall be necessary for the use, maintenance and enjoyment of his Lot. The Developer may convey title to said easements to the public, a public utility company or the Association.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Section 2.04 Utility Easements.

(a) Ground and aerial utility easements have been or will be dedicated in accordance with the Plat by separate recorded easement documents.

(b) No building shall be located over, under, upon or across any portion of any utility easement. Further, no fence, building or other structure or improvements may be placed on any utility or drainage easement along of adjacent to any road or street. The Owner of each Lot shall have the right to construct, keep and maintain concrete drives, and similar improvements across any utility easement, and shall be entitled to cross such easements at all times for purposes of gaining access to and from such Lots, provided, however, any concrete drive, or similar improvement placed upon such Utility Easement by the Owner shall be constructed, maintained and used at Owner's risk and, as such, the Owner of each Lot subject to said Utility Easements shall be responsible for (i) any and all repairs to the concrete drives, and similar improvements which cross or are located upon such Utility Easements and (ii) repairing any damage to said improvements caused by Utility District or any public utility in the course of installing, operating, maintaining, repairing, or removing its facilities located within the Utility Easements.

Section 2.05 Use of Easements by Owners. The easements shown on the Plat adjacent to any road or street may be used by all Owners, their families, guests and invitees for the purpose of pedestrian walking or jogging and for riding horses or non-motorized vehicles or similar activities. No fence or other structures shall be constructed or maintained on any part of said easements. No motorized vehicle of any type, including without limitation, any motorcycle, go-cart, tractor or automobile, ATV or other motorized vehicle, shall be permitted on said easement, except equipment necessary for the construction, maintenance and repair of said easement shall be permitted. The Association shall have the right, but not the obligation, to mow and maintain that portion of each Lot adjacent to any street or road upon which an easement is located.

Section 2.06 Roads and Streets. Subject to the terms and conditions of this Section 2.06, the roads and streets in this Subdivision, as shown on the Plat, are hereby dedicated in addition to roadways, as utility easements for the purpose of constructing, operating, maintaining or repairing a system(s) of electric lighting, electronical power, telegraph and telephone lines, gas lines, sewers, water lines, storm drainage (surface or underground) cable television, or any other utilities that the Developer sees fit to install (or permit to be installed) in, across and/or under the Property.

Section 2.07 Maintenance of Drainage Easements. The maintenance of the drainage easements shown on the Plat and all costs associated with such maintenance shall be the responsibility of the Lot Owner(s) adjoining each easement(s).

ARTICLE III
USE RESTRICTIONS

Section 3.01 Single Family Residential Construction. No building shall be erected, altered, placed or permitted to remain on any Lot or Composite Building Site other than one dwelling unit per each Lot to be used for residential purposes except that one guest/servants house may be built

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

provided said guest/servants house must contain a minimum of 500 square feet and be built after or while the main dwelling is being built and be approved in writing by the Architectural Control Committee. Detached garages, work shops, and barns may be constructed on the Lot prior to the main dwelling being built, so long as they are of good construction, kept in good repair, and are not used for residential purposes. All dwellings, detached garages, work shops, and barns must be approved in writing by the Architectural Control Committee prior to being erected, altered or placed on the Lot. The term “dwelling” does not include single or double wide mobile or manufactured homes, or any old or used houses to be moved on the Lot and said manufactured and used homes are not permitted within the subdivision. All dwellings must have at least 1,800 square feet of living area, excluding porches, and be built with new construction materials. Any building, structure or improvement commenced on any tract shall be completed as to exterior finish and appearance within twelve (12) months from the commencement date. New pre-fabricated or pre-built homes from another location may be moved onto the Property with the approval of the Architectural Control Committee. A camper or recreation vehicle may be used for living quarters on the property only during the period of construction of the permanent dwelling, and then, for a period not to exceed one (1) year. As used herein, the term “residential purposes” shall be construed to prohibit mobile homes, trailers, or manufactured homes being placed on said Lots, or the use of said Lots for duplex houses, condominiums, townhouses, garages apartments, or apartment houses; and no Lot shall be used for business, educational, religious or professional purposes of any kind whatsoever, nor for any commercial or manufacturing purposes. Provided, however, an Owner may maintain a home office provided there are no signs advertising the business.

Section 3.02 Composite Building Site. Any Owner of one or more adjoining Lots (or portions thereof) may, with the prior written approval of the Architectural Control Committee, consolidate such Lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case the side set-back lines shall be measured from the resulting side property lines rather than from the center adjacent Lot lines as indicated on the Plat. Any such composite building site must have a frontage at the building setback line of not less than the minimum frontage of all Lots in the same block.

Section 3.03 Location of the Improvements upon the Lot. No building of any kind shall be located on any Lot or Composite Building Site nearer to any side or rear property line, or nearer to any public road and no nearer to the natural creek waterway as may be indicated on the Plat; provided, however, as to any tract, Architectural Control Committee may waive or alter any such setback line if the Architectural Control Committee, in the exercise of the Architectural Control Committee’s sole discretion, deems such waiver or alternation is necessary to permit effective utilization of tract. Any such waiver or alternation must be in writing and recorded in the Real Property Records of Walker County, Texas. All dwellings placed on a Lot must be equipped with septic tank or other sewage disposal system meeting all applicable laws, rules, standards and specifications, and all such dwellings must be served with water and electricity. The main residential structure on any Lot shall face the front of the Lot unless a deviation is approved in writing by the Architectural Control Committee.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Section 3.04 Residential Foundation Requirements. All building foundations shall consist of either: (i) concrete slabs, or (ii) piers and beams, with the entire building being skirted with brick or materials which match the outside of the building as may be approved by the Architectural Control Committee. Provided, however, the Architectural Control Committee may approve a different type of foundation when circumstances such as topography of the Lot make it impractical to use one of the above foundations for all or any portion of the foundation of the building improvements constructed on the Lot. Minimum finished slab elevation for all structures shall be above the 100 year flood plain elevation, or such other level as may be established by the Commissioner's Court or County Engineer of Walker County, Texas and other applicable governmental authorities.

Section 3.05 Driveways. All driveways in the Subdivision shall be constructed of concrete, asphalt, gravel, iron ore or crushed rock. Further, at least the first twenty-five (25') feet of any driveway or entrance to each Lot from the pavement of the street shall be paved with concrete.

All driveway culverts will be constructed with a concrete headwall on each end of the culvert.

The construction of driveways and the concrete headwalls (both as to design and materials) is specifically made subject to ARTICLE IV and the control of the Architectural Control Committee.

Section 3.06 Use of Temporary Structures. No structure of a temporary character, whether trailer, basement, tent, shack, garage, barn or other outbuilding shall be maintained or used on any Lot at any time as a residence, either temporarily or permanently; provided, however, that Developer reserves the exclusive right on its behalf and that of any Builder owning in excess of ten (10) Lots for the purpose of constructing homes to erect, place and maintain such facilities in or upon any portion of the Subdivision as in its sole discretion may be necessary or convenient while selling Lots, selling or constructing residences and constructing other improvements within the Subdivision.

Section 3.07 Water Supply. All Lot Owners will be required to connect to and use the central water supply as their source of water of all household purposes. These Covenants, Conditions and Restrictions shall not prohibit Lot Owners from having an individual water well for non-household purposes, e.g. irrigation livestock, swimming pool. All water wells must meet state and county requirements.

Section 3.08 Sanitary Sewers. No outside, open or pit type toilets will be permitted in this Subdivision. All dwellings constructed in this Subdivision, prior to occupancy, must have a sewage disposal system installed to comply with the requirements of the appropriate governing agency.

Section 3.09 Walls and Fences. Walls and fences, if any, must be approved prior to construction by the Architectural Control Committee and shall be set back sixteen feet (16') from the front and side street, as applicable, property lines. Except as otherwise required by this

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Declaration, all fences and walls which face any street must be constructed of ornamental iron, wood, synthetic simulated wood, or masonry. All other fences may be constructed of wire, provided, however, no temporary fences shall be allowed.

Section 3.10 Prohibition of Offensive Activities. Without expanding the permitted use of the Lots, no activity, whether for profit or not, shall be conducted on any Lot which is not related to single family residential purposes. No noxious or offensive activity of any sort shall be permitted nor shall anything offensive be done in the Subdivision. This restriction is waived in regard to the customary sales activities required to sell homes or land in the Subdivision. No exterior speaker, horn, whistle, bell or other sound device, except security and fire devices used exclusively for security and fire purposes, shall be located, used or placed on a Lot. The Association shall have the sole and absolute discretion to determine what constitutes a nuisance or annoyance.

Section 3.11 Garbage and Trash Disposal. Garbage and trash or other refuse accumulated in this Subdivision shall not be permitted to be dumped at any place upon adjoining land where a nuisance to any residence of this Subdivision is or may be created. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be allowed to accumulate, shall be kept in sanitary containers and shall be disposed of regularly. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. The burning of garbage and/or trash is prohibited within the Subdivision.

Property owners may burn brush, leaves, untreated lumber, or any other natural product on the land from which they own. You may not burn insulation(electrical or otherwise), treated or painted lumber, plastics, sheetrock, shingles, carpet, rubber products, paints, oils, or any material brought onto the site from elsewhere, including brush cleared from another location. Canyon Ranch property owners will comply with burn ban advisories issued by officials. During dry periods, the County Commissioner's Court may enact a "burn ban" in which no outdoor burning is permitted, including burn barrels. Local radio and TV stations will broadcast information on burn bans. Property owners will inform adjoining or nearby property owners by email, text, and phone or in person at least two days prior to burning to avoid or minimize unintended offensive smell and smoke.

Section 3.12 Junked Motor Vehicles Prohibited. No Lot shall be used as a depository for abandoned or junked motor vehicles. An abandoned or junked motor vehicle is one without a current, valid state vehicle inspection sticker or license plate. No junk or any kind or character, or dilapidated structure or building of any kind of character, shall be kept on any Lot. No accessories, parts or objects used with cars, boats, buses, trucks, trailers, house trailers or the like, shall be kept on any Lot other than in a garage or other structure approved by the Architectural Control Committee.

Section 3.13 Signs. No signs, advertisement, billboard or advertising structure of any kind may be erected or maintained on any Lot without the consent in writing of the Architectural Control Committee, except one (1) sign not more than forty-eight inches (48') square, advertising an Owner's home for sale or rent. Provided, however, any Builder may maintain reasonable signs

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

on Lots for sale of new homes constructed by said Builder. Developer or any member of such Committee shall have the right to remove any such sign, advertisement or billboard or structure which is placed on any Lot in violation of these restrictions, and in doing so, shall not be liable, and are hereby expressly relieved from, any liability for trespass or other tort in connection therewith, or arising from such removal.

Section 3.14 Permitted Agricultural and Livestock Uses. In addition to use for single family residential purposes as provided in Section 3.01 of this Article, each Lot may be used for the following purposes:

(a) Agricultural Use. Subject to the limitations contained in this subsection (a), each Lot may be used, in addition to other permitted uses, for the purpose of producing from such Lot agricultural products such as vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flowers, and seeds in accordance with generally accepted agricultural practices, provided that such agricultural uses and activities do not constitute a nuisance (as defined and used in Section 3.10 hereof). Such agricultural products may be sold or marketed to the public, provided, however, that, except as hereinafter expressly approved, no such sales or marketing shall be conducted on any Lot or any other portion of the Properties. The preceding sentence shall be deemed to prohibit specifically, but without limitation, the placing of a sign or signs on any portion of an Owner's Lot or on any portion of the Subdivision advertising or related to the marketing, sales, price or availability of such agricultural products; the construction or maintenance of any structure on a Lot or any portion of the Subdivision the primary purpose of which is for the public display of any such agricultural products; and the conducting on a Lot or any portion of the Subdivision or any form of public sale or auction of such agricultural products. However, nothing contained herein shall prohibit a third person or persons from entering upon a Lot for the purposes or viewing or inspecting agricultural products or unharvested or growing crops, purchasing same by private purchase and/or carrying or transporting agricultural products off such Lot. In connection with agricultural uses permitted in this subsection, an Owner may, when reasonable and necessary for the particular agricultural use, and when conducted in accordance with generally accepted agricultural practices, use tractors and other farm equipment, farm laborers and chemical fertilizers, pesticides and herbicide; provided, however, that an Owner must comply with all applicable rules, laws and regulations as to the type and manner of application of any chemical fertilizer, pesticide or herbicide. Notwithstanding the foregoing, the Committee shall have the right to prohibit such uses and activities on a Lot (including, without limitation, type and manner or application of chemical fertilizers, pesticides and herbicides) which it deems unreasonable for a particular permitted agricultural use or not conducted in accordance with generally accepted agricultural practices.

(b) Livestock and Animals. Except as provided below, no animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other common household pets may be kept on said Lots provided that they are not kept, bred or maintained for commercial purposes and do not become a nuisance or threat to other Owners. Unless leashed, all animals must remain within the boundaries of the animal owner's Lot(s). Provided, however, animals being raised for 4-H school sponsored programs will be permitted on Lots in the

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Subdivision. No emus, peacocks, ostriches or reptiles will be permitted under any circumstances or school programs. Pigs or hogs are not allowed unless under the “market swine” provision, as stated in Section 3.14(c).

Subject to the limitations contained in this situation (b), each Lot in the Subdivision may be used, in addition to other permitted uses, for the purposes of raising, training and breeding the hereinafter named domestic livestock and animals. Unless otherwise approved in writing by the Committee, only the following livestock and animals, and in the following numbers, may be kept, raised, trained or bred upon any Lot in the Subdivision [for purposes for determining the number of animals permitted to be kept on Lot pursuant to this subsection (b), a Lot in the Subdivision shall be deemed to consist of the number of full acres shown for such Lot on the Plat, rounded, if necessary, to the next highest full acre if but only if the fractional part of an acre is $\geq .6$]:

<u>Group A:</u>	horses, cattle, sheep, goats, pigs/hogs	no more than one (1) Group A per each acre
<u>Group B:</u>	rabbits, ducks, turkeys, chickens, pigeons, and other varieties of birds and small animals (other than emus, peacocks, and ostriches which are prohibited)	no more than an aggregate of ten (10) Group B animals on any single Lot or on any two or more Lots combined by an Owner

provided, however, that an Owner may keep, raise and/or breed such domestic livestock and animals (not expressly prohibited herein) which may from time to time be approved in advance by the Committee in writing, in such approval. The offspring of Group A animals permitted hereby to be kept on a Lot may be kept by an Owner on his Lot for up to one (1) year (or such shorter or longer period of time as the Committee may determine for a specific type of animal in its sole discretion) before such offspring will become subject to limitations contained in this subsection (b). The offspring of Group B animals permitted hereby to be kept on a Lot may be kept by an Owner on his Lot for up to six (6) months (or such shorter or longer period of time as the Committee may determine for a specific type of animal in its sole discretion) before such offspring will become subject to limitations contained in this subsection (b). In no event shall any Owner of any Lot in the Subdivision keep, raise or breed, or allow to be kept, raised or bred on his Lot, any pigs, swine, emus, ostriches, peacocks, snakes, or other reptiles, or any other animal which, in the judgment of the Committee, would be deemed non-domestic or wild.

Permitted livestock and other animals and their offspring may be sold or marketed to the public by public or private auction, on-site sale or such other manner of sale as an Owner may select, and such sales and marketing may be advertised by an Owner on his Lot(s) as such Owner may desire; provided, however, that the prior written consent of the Committee must be obtained as to the following: type of sale or marketing and activities to be carried on in connection therewith; the time or times such sale or marketing is to be held or conducted; the type and location of any temporary sales facilities and structures; the location, size and appearance of all signage to be used to advertise such sale or marketing (which shall be of a temporary nature only and in no way permanent); and the plan for parking of the vehicles of those persons to be in attendance at such

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

sale or marketing. However, the prior written consent of the Committee shall not be required to permit a third person or persons to enter upon a Lot for the purposes of viewing or inspecting any such livestock or other animals or their offspring, purchases same by private purchase and/or carrying or transporting same off such Lot.

In the exercise of the rights granted in this subsection, an Owner shall comply with general accepted livestock raising and breeding practices. Specifically, but without limitation, no animal may be brought on to a Lot or any portion of the Subdivision without providing to the Committee evidence to the satisfaction of the Committee that such animal is free of communicable diseases. In this regard, the Committee shall be furnished, without limitation, prior to bringing any Group A animal onto a Lot or any portion of the Subdivision, a current health certificate showing the animal to be free of Coggins disease (in the case of horses) or Brucellosis (commonly known as Bangs)(in the case of Cattle). Notwithstanding anything contained herein to the contrary, the Committee shall have the right to prohibit any use or activity on a Lot which it deems unreasonable for the keeping, raising or breeding of livestock and other animals otherwise permitted under this subsection (b), or any such use or activity which in its opinion constitutes a nuisance (as such term is defined and used in Section 3.10 hereof).

(c) Animals being raised for 4-H/FFA school sponsored programs will be permitted on Lots in the Subdivision. Extreme diligence must be maintained, regarding any 4H/FFA project, to ensure that any sounds, noise or odors produced by those projects is kept to a minimum. This maintenance must include prompt and continual removal of waste bedding and fecal material, as well as proper and routine sanitizing of the pen. The pen flooring must be comprised of concrete, sand, straw, shavings or other suitable materials, which aid in the cleaning of the pen or absorption of urine / fecal waste. Shelters must be made with new building material and present an aesthetically pleasing look. Prior to constructing any shelter or fencing for the project, plans must be submitted to the Architectural Control Committee, observing and being compliant with the established guidelines and restrictions regarding buildings and fences, as established. If the project is a market swine, then the pen must be totally enclosed to include a roof and side walls (appropriate ventilation permitted), and in essence, the entire pen represents a shelter. Upon conclusion of the school sponsored show event, all animal types/numbers revert back to the guidelines established in Section 3.14(b).

Section 3.15 Logging and Mineral Development. Neither the Developer nor any Owner shall conduct commercial logging, oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind upon in any Lot, nor shall any wells, tanks, tunnels, material excavation, or shafts be permitted upon or in any Lot. No derrick or other structures designed for the use of boring for oil or natural gas be erected, maintained or permitted upon any Lot. Provided, however, that this provision shall not prevent the leasing of the Subdivision or any portion thereof, for oil, gas and mineral purposes and the development of same, it being contemplated that the portion or portions of the Subdivision so leased may be developed from adjacent lands by directional drilling operations.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Section 3.16 Drainage. Natural, established drainage patterns of streets, Lots or roadway ditches will not be impaired by any person or persons. Driveway culverts will be of sufficient size to afford proper drainage of ditches without backing water up into ditch or diverting flow. The breaking of curbs, if any, for drive installations will be accomplished in a good and workmanlike manner and such break will be re-cemented without hindrance to drainage and such work is subject to the inspection and approval of the Architectural Control Committee.

Section 3.17 Lot Maintenance. All Lots (to specifically included any detention area easements) at Owner's sole cost and expense, shall be kept at all the times in a neat, attractive, healthful and sanitary condition, and the Owner or occupant of all Lots shall keep all weeds and grass in cleared open yard areas on said Lot cut and shall in no event use any Lot for storage of materials or equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish or any kind thereon, and shall not burn any garbage, trash or rubbish. Provided, however, the burning of underbrush and trees during lot cleaning shall be permitted. All yard equipment or storage piles shall be kept screened by a service yard or other similar facility as herein otherwise provided, so as to conceal them from view of neighboring Lots, streets or other property. Such maintenance includes, but is not limited to the following:

- a. Prompt removal of all litter, trash, refuse, and wastes.
- b. Lawn mowing (in cleared open yard areas outside of the natural vegetation areas).
- c. Tree and shrub pruning (outside of the natural vegetation areas).
- d. Keeping exterior lighting and mechanical facilities in working order.
- e. Keeping lawn and garden areas alive, free of weeds, and attractive.
- f. Keeping parking areas, walkways and driveways in good repair.
- g. Complying with all government health and policy requirements.
- h. Repairing of improvements.
- i. Repair of exterior damage to improvements.

In the event of the failure of Owner to comply with the above requirements after ten (10) days written notice thereof, the Association or their designated agents may in addition to any and all remedies, either at law or in equity, available for the enforcement of these restrictions, without liability to the Owner, Contractor or any occupants of the Lot in trespass or otherwise, enter upon (and/or authorize one or more others to enter upon) said Lot, cut, or cause to be cut, such weeds and grass and remove, or cause to be removed, such garage, trash and rubbish or do any other thing necessary to secure compliance with this Declaration, so as to place said Lot in a neat, attractive,

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

healthful and sanitary condition, and may charge the Owner, Builder or occupant of such Lot for the cost of such work and associated materials, plus a fee of \$10.00 per month for each instance. Payment thereof shall be collected by adding the charges to the Maintenance Charge and shall be payable on the first day of the next calendar month with the regular monthly Maintenance Charge payment.

Section 3.18 Exterior Maintenance of Building. In the event the owner of any building in the Subdivision should be allow such building to fall into disrepair and become in need of paint, repair or restoration of any nature and become unattractive and not in keeping with the neighborhood, the Association and/or the Development will give such owner written notice of such conditions. Fifteen (15) days after notice of such condition to Owner, and failure of Owner to begin and continue at a diligent, reasonable rate of progress to correct such condition, the Association and/or the Developer in addition to any and all remedies, either at law or in equity, available for the enforcement of these restrictions, may enter upon said premises, without liability to Owner, to do or cause to be done any work necessary to correct said situation. The Owner thereof shall be billed for cost of necessary repairs, plus ten (10%) percent. All monies so owed the Association will be added to the Maintenance Charge and shall be payable on the first day of the next calendar month with the regular monthly maintenance charge payment.

Section 3.19 Hazardous Waste. No Lot in the Subdivision shall be used or maintained as a dumping ground for rubbish or trash and no garbage or other waste shall be kept upon any Lot except in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. Notwithstanding the foregoing, no Hazardous Substance shall be brought onto, installed, used, stored, treated, disposed of or transported over the Subdivision or any Lot therein, and all activities on all Lots shall, at all times, comply with Application Law. The term "Hazardous Substance" shall mean any substance which, as of the day hereof, or from time to time hereafter, shall be listed as "hazardous" or "toxic" under the regulations implementing The Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C. §§9601 et seq., The Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §§6901 et seq., or listed as such in any applicable state or local law or which has been or shall be determined at any time by any agent or court to be a hazardous or toxic substance regulated under applicable law. The term "Applicable Law" shall include, but shall not be limited to, CERCLA, RCRA, The Federal Water Pollution Control Act, 33 U.S.C. §§ 1251 et seq., The Clean Act, 42 U.S.C. §§7401 et seq., and any other local, state and/or federal laws or regulations that govern the existence, cleanup and/or remedy of contamination or property, the protection of the environment from spill deposited or otherwise in place contamination, the control of hazardous waste or the use, generation, transport, treatment, removal or recovery of hazardous substances, including building materials.

Section 3.20 Hunting. No hunting of any type of animal may be conducted in the Subdivision.

Section 3.21 Discharge of Firearms. The discharge of firearms in the Subdivision is prohibited.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Section 3.22 Large Motorized Vehicles. No large motorized vehicle (a “large motorized vehicle” being defined as a motorized vehicle having more than two (2) axles) may be parked or allowed to remain on any Lot, street or roadway easement within the Subdivision for more than twelve (12) consecutive hours.

Section 3.23 Swimming Pool Requirements. All above or below ground swimming pools constructed in the Subdivision must have a fence completely surrounding the pool which fence must be a minimum of five (5') feet in height, be constructed of materials approved by the Architectural Control Committee and have an automatically locking gate.

ARTICLE IV
ARCHITECTURAL CONTROL COMMITTEE

Section 4.01 Basic Control

(a) No building or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or substantial changes made in the design or exterior appearance thereof (including, without limitation, the color of any painting, staining or siding which must be in harmony with the Subdivision), or any addition or exterior alteration made thereto after original construction, or demolition or destruction by voluntary action made thereto after original construction, on any Lot in the Subdivision until the obtaining of the necessary approval (as hereinafter provided) from the Committee of the construction plans and specifications for the construction or alteration of such improvements or demolition or destruction of existing improvements by voluntary action. Approval shall be granted or withheld based on matters of compliance with the provisions of this instrument, quality and color of materials, drainage, harmony of external design and color with existing and proposed structures and location with respect to topography and finished grade elevation.

(b) Each application made to the Committee shall be accompanied by two sets of plans and specifications for all proposed construction (initial or alterations) to be done on such Lot, including the drainage plan for the Lot, plot plans showing the location and elevation of the improvements on the Lot and dimensions of all proposed walkways, driveways, and all other matters relevant to architectural approval. The address of the Committee shall be the address of the principal office of the Association.

(c) Each application is also subject to the terms of ARTICLE X.

Section 4.02 Architectural Control Committee.

(a) The authority to grant or withhold architectural control approval as referred to above is initially vested in the Developer; provided, however, the authority of the Developer shall cease and terminate upon the appointment of the Architectural Control Committee by the Board of Directors of the Association (sometimes herein referred to as the Committee”), in which event

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

such authority shall be vested in and exercised by the Committee (as provided in (b) below), hereinafter referred to, except as to plans and specifications and plot plans theretofore submitted to the Developer which shall continue to exercise such authority over all such plans, specifications and plot plans. The term "Committee," as used in this Declaration, shall mean or refer to the Developer or to the Canyon Ranch Architectural Control Committee composed of members of the Association, as applicable.

(b) At such time as Developer choses or in any event then all of the Lots in the Subdivision have been conveyed by Developer (from time to time hereafter referred to as the "Control Transfer Date"), the Developer shall cause an instrument transferring control to the Association to be placed of record in the Real Property Records of Walker County, Texas (which instrument shall include the Control Transfer Date). Thereupon, the Board of Directors of the Association shall appoint a committee of three (3) members to be known as Canyon Ranch Architectural Control Committee. From and after the Control Transfer Date, each member of the Committee must be an Owner of property in Canyon Ranch Subdivision. Additionally, the Developer shall have the right to discontinue the exercise of architectural control privileges and arrange for the transfer to the Association at any time prior to the Control Transfer Date by filing a statement and instrument to such effect in the Real Property Records of Walker County, Texas.

Section 4.03 Effect of Inaction. Approval or disapproval as to architectural control matters as set forth in the preceding provisions of this Declaration shall be in writing. In the event that the authority exercising the prerogative of approval or disapproval (whether the Developer or the Committee) fails to approve or disapprove in writing any plans and specifications and plot plans received by it in compliance with the proceeding provisions within thirty (30) days following such submission, such plans and specifications and plot plan shall be deemed approved and with construction of any such building and other improvements may commenced and proceeded with in compliance with all such plans and specifications and plot and all of the other terms and provisions hereof.

Section 4.04 Effects of Approval. The granting of the aforesaid approval (whether in writing or by lapse of time) shall constitute only an expression of opinion by the Committee that the terms and provisions hereof shall be complied with if the building and/or other improvements are erected in accordance with said plans and specifications and plot plan; and such approval shall not constitute any nature of waiver or estoppel either as to the persons expressing such approval or any other person in the event that such building and/or improvements are not constructed in accordance provisions hereof. Further, no person exercising any prerogative of approval or disapproval shall incur any liability by reason of the good faith exercise thereof.

Section 4.05 Minimum Construction Standards. The Developer or the Committee may from time to time promulgate an outline or minimum acceptable construction standards; provided, however, that such outline will serve as a minimum guideline only and such Developer or Committee shall not be bound thereby.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Section 4.06 Variance. The Developer or the Committee, as the case may be, may authorize variances from compliance with any of the provisions of this Declaration or minimum acceptable construction standards or regulations and requirements as promulgated from time to time by the Developer or the Committee, when circumstances such as topography, natural obstructions, Lot configuration, Lot size, hardship, aesthetic or environmental considerations may require a variance. The Developer and the Committee reserve the right to grant variances as to building setback lines, minimum square footage of the residence and other items. Such variances must be evidenced in writing and shall become effective when signed by the Developer or by at least a majority of the members of the Committee. If any such variances are granted, no violation of the provisions of this Declaration shall be deemed to have occurred with respect to the matter for which the variance is granted; provided, however, that the granting of a variance shall not operate to waive any of the provisions of this Declaration for any purpose except as to the particular Lot and particular provisions hereof covered by the variance, nor shall the granting of any variance affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the Lot concerned and the Plat.

ARTICLE V
CANYON RANCH PROPERTY OWNERS' ASSOCIATION

Section 5.01 Membership. Every person or entity who is an Owner of any Lot in Canyon Ranch Subdivision which is subject to the Maintenance Charge (or could be following the withdrawal of an exemption therefrom) and other assessments provided herein, including contract buyers, shall be a "Member" of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation or those having only an interest in the mineral estate. No Owner shall have more than one membership for each Lot owned by such Member. Membership shall be appurtenant to and may not be separated from the ownership of the Lots. Regardless of the number of persons who may own a Lot (such as husband and wife, or joint tenants, etc.) there shall be but one membership for each Lot. Additionally, the Directors of the Association shall also be Members of the Association (as more particularly described in the Bylaws). Ownership of the Lots shall be the sole qualification for membership. The voting rights of the Members are set forth in the Bylaws of the Association.

Section 5.02 Non-Profit Corporation. CANYON RANCH Property Owners' Association, Inc., a non-profit corporation, has been (or will be) organized and it shall be governed by the Articles of Incorporation and Bylaws of said Association; and all duties, obligations, benefits, liens and rights hereunder in favor of the Association shall vest in said corporation.

Section 5.03 Bylaws. The Association has adopted or may adapt whatever Bylaws it may choose to govern the organization or operation of the Subdivision and the use and enjoyment of the Lots and Common Areas, provided that the same are not in conflict with the terms and provisions hereof.

ARTICLE VI
MAINTENANCE FUND

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Section 6.01 Maintenance Fund Obligation. Each Owner of a Lot by acceptance of a deed therefor, whether or not it shall be expressed in any such deed or other conveyance, is deemed to covenant and agrees to pay to the Association a monthly maintenance charge (the "Maintenance Charge"), and any other assessments or charges hereby levied. The Maintenance Charge and any other assessments or charges hereby levied, together with such interest thereon and cost of collection thereof, as hereinafter provided, shall be charge on the Lots and shall be continuing lien upon the Lot against which each such Maintenance Charge and other charges and assessments are made.

Section 6.02 Basis of the Maintenance Charge.

(a) The Maintenance Charge referred to shall be used to create a fund to be known as the "Maintenance Fund," which shall be used as herein provided; and each such Maintenance Charge (except as otherwise hereinafter provided) shall be paid by the Owner of each Lot (or Composite Building Site) to the Association annually, in advance, on or before the first day of January of each calendar year, beginning with the first day of January, 2005, or on such other basis (monthly, quarterly or semi-annually) as the Developer or the Board Directors of the Association may designate in its sole discretion. Provided, however, in the event an Owner obtains consent from the Committee for a Composite Building Site pursuant to Section 3.02 hereof, such Composite Building Site shall be considered for the Maintenance Building Charge as one Lot beginning upon the completion of the improvements thereon.

(b) Any Maintenance Charge not paid within thirty (30) days after the due date shall bear interest from the due date at the lesser of (i) the rate of eighteen percent (18%) per annum or (ii) the maximum rate permitted by law. The Association may bring an action at law against the Owner's Lot. No Owner may waive or otherwise escape liability for the Maintenance Charge by the abundant or his Lot.

(c) The exact amount of the Maintenance Charge applicable to each Lot will be determined by the Developer or the Board of Directors of the Association upon the Control Transfer Date on an annual basis. All other matters relating to the Maintenance Charge and the collection, expenditures and administration of the Maintenance Fund shall be determined by the Developer or the Board of Directors of the Association, subject to the provisions hereof.

(d) The Maintenance Charge described in the Article VI and other charges or assessments described in the Declaration shall not apply to the Lots owned by the Developer. The Developer, prior to the Control Transfer Date, and the Association, from and after the Control Transfer Date, reserve the right at all times in their own judgment and discretion, to exempt any Lot ("Exempt Lot") in the Subdivision from the Maintenance Charge, in accordance with Section 6.07 hereof. If an Exempt Lot is sold to any party, the Maintenance Charge shall be automatically reinstated as to the Exempt Lot and can only be waived at a later date pursuant to the provisions of the preceding sentence. The Developer, prior to the Control Transfer Date, and the Association, from and after the Control Transfer Date, shall have the further right at any time, and from time to time, to adjust

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

or alter said Maintenance Charge from month to month as it deems proper to meet the reasonable operation expenses and reserve requirements of the Association in order for the Association to carry out its duties hereunder.

Section 6.03 Creation of Lien and Personal Obligation. In order to secure to payment of the Maintenance Charge, and other and assessments hereby levied, a vendor's (purchase money) lien for the benefit of the Association shall be and is hereby reserved in the deed from the Developer to the purchaser of each Lot or portion thereof (whether specifically stated therein or not), which lien shall be enforceable through appropriate judicial and non-judicial proceedings by the Association. As additional security for the payment of the Maintenance Charge and other charges and assessments hereby levied, each Owner of a Lot in the Subdivision, by such party's acceptance of a deed thereto, hereby grants to the Association a contractual lien on such Lot which may be foreclosed on by a non-judicial foreclosure and pursuant to the provision of Section 51.002 of the Texas Property Code (and any successor statute); and each such owner hereby expressly grants the Association a power of sale in connection therewith. The Association shall, whenever it proceeds with non-judicial foreclosure pursuant to the provisions of said Section 51.002 of the Texas Property Code and said power of sale, designate in writing a Trustee to post of cause to be posted all required notices of such foreclosure sale and to conduct such foreclosure sale. The Trustee may be changed at any time and from time to time by the Association by means of a written instrument executed by the President or any Vice-President or the Association and filed for record in the Real Property Records of Walker County, Texas. In the event that the Association had determined to nonjudicially foreclose the lien provided herein pursuant to the provisions of said Section 51.002 of the Texas Property Code and to exercise the power of the sale hereby granted, the Association shall mail to the defaulting Owner a copy of the Notice of Trustee Sale not less than twenty-one (21) days prior to the date on which said sale is scheduled by posting such notice through the U.S. Postal Service, postage prepaid, certified, return receipt requested, property addressed to such Owner as the last known address of each Owner according to the records of the Association. If required by law, the Association or Trustee shall also cause a copy of the Notice of Trustee's Sale to be recorded in the Real Property Records of Walker County, Texas. Out of the proceeds of such sale, if any, there shall first be paid all expenses incurred by the Association in connection with such default, including reasonable attorney's fees and a reasonable trustee's fee; second, from such proceeds there shall be paid to the Association an amount equal to the amount in default; and third, the remaining balance shall be paid to such Owner. Following any such foreclosure, each occupant or any such Lot foreclosed on and each occupant of any improvements thereon shall be deemed to be a tenant at sufferance and may be removed from possession by any and all lawful means, including a judgment for possession in an action of forcible detainer and the issuance of a writ of restitution thereunder.

In the event of nonpayment by any Owner of any Maintenance Charge or other charge or assessment levied hereunder, the Association may, in addition to foreclosing the lien hereby retained, and exercising the remedies provided herein, upon ten (10) days' prior written notice thereof to such nonpaying Owner, exercise all other rights and remedies available at law or in equity.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

It is the intent of the provisions of this Section 6.03 to comply with the provisions of said Section 51.002 of the Texas Property Code relation to non-judicial sales by power of sale and, in the event of the amendment of said Section 51.002 of the Texas Property Code hereafter, the President or any Vice-President of the Association, acting without joinder or any other Owner or mortgagee or other person may, by amendment to this Declaration filed in the Real Property Records of Walker County, Texas, amend the provisions hereof so as to comply with said amendments to Section 51.002 of the Texas Property Code.

Section 6.04 Notice of Lien. In addition to the right of the Association to enforce the Maintenance Charge or other charge or assessment levied hereunder, the Association may file a claim or lien against the Lot of the delinquent Owner by recording a notice ("Notice of Lien") setting forth (a) the amount of the claim of delinquent, (b) the interest and costs of collection which have accrued thereon, (c) the legal description and street address of the Lot against which the lien is claimed and (d) the name of the Owner thereof. Such Notice of Lien shall be signed and acknowledged by the officer of the Association or other duly authorized agent of the Association. The lien shall continue until the amounts secured thereby and all subsequently accruing amounts are fully paid or otherwise satisfied. When all claimed under the Notice of Lien and all other costs and assessments which may have accrued subsequent to the filing of the Notice of Lien have been fully paid or satisfied, the Association shall execute and record a notice releasing the lien upon payment by the Owner of a reasonable fee as fixed by the Board of Directors to cover the preparation and recordation of such release of lien instrument.

Section 6.05 Liens Subordinate to Mortgages. The liens described in this Article VI and the superior title herein reserved shall be subordinate to (i) a lien of any bank, insurance company, savings and loan association, university, pension and profit sharing trusts or plans, or other bona fide, third party lender, including Developer, which may have heretofore or may hereafter lend money in good faith for the purchase or improvement of any Lot and (ii) all valid, Constitutionally approved voluntary liens including, without limitation, liens securing Home Equity loans and reverse mortgages, and any renewal, extension, rearrangement or refinancing thereof. Each such mortgage of a mortgage encumbering a Lot who obtains title to such Lot pursuant to the remedies provided in the deed of trust or mortgage or by judicial foreclosure shall take title to the Lot free clear of any claims for unpaid Maintenance Charges or other charges or assessments against such Lot which accrued prior to the time such holder acquires title to such Lot. No such sale or transfer shall relieve such transferee of title to a Lot from liability for any Maintenance Charge or other charges or assessments thereafter becoming due or from the lien thereof. Any other sale or transfer or a Lot shall not affect the Association's lien for Maintenance Charges or other charges or assessments. The Association shall make a good faith effort to give each such mortgagee sixty (60) days' advance written notice of the Association's proposed foreclosure of the lien described in Section 6.01 hereof, which notice shall be sent to the nearest office of such mortgage by prepaid United States registered or Certified mail, return requested, and shall contain a statement of delinquent Maintenance Charges or other charges or assessments upon which the proposed action is based provided, however, the Association's failure to give such notice shall not impair or invalidate any foreclosure conducted by the Association pursuant to the provisions of this Article VI.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Section 6.06 Purpose of the Maintenance Charge. The Maintenance Charge levied by the Developer or the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the Owners of the Subdivision and other portions of the Annexable Area which hereafter may become subject to the jurisdiction of the Association. In particular, the Maintenance Charge shall be used for any improvement or services in furtherance of these purposes and the performance of the Association's duties described in Article VIII, including the maintenance of the Common Areas, any Drainage Easements, Utility Easements and the establishment and maintenance of a reserve fund for maintenance. The Maintenance Fund may be expended by the Developer or the Association for any purposes which, in the judgment of the Association, will tend to maintain the property values in the Subdivision, including, but not limited to, providing funds for the actual cost to the Association of all taxes, insurance, repairs, energy charges, replacement and maintenance of the Common Area or easements or the enforcement of these Restrictions as may from time to time be authorized by the Association. Except for the Association's use of the Maintenance Charge to perform its duties described in this Declaration and in the Bylaws, the use of the Maintenance Charge for any of these purposes is permissive and not mandatory. It is understood that the judgment of the Association as to the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

Section 6.07 Exempt Property. The following property subject to this Declaration shall be exempt from the Maintenance Charge and all other charges and assessments created herein: (a) all properties owned by the Developer or the Association; (b) all properties dedicated to and accepted by local public authority; (c) any Common Area; and (d) all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of Texas; however, no land or improvements devoted to dwelling use shall be exempt from said Maintenance Charge.

Section 6.08 Handling of Maintenance Charges. The collection and management of the Maintenance Charge or other charge or assessment levied hereunder, shall be performed by the Developer until the Control Transfer Date, at which time the Developer shall deliver to the Association all funds on hand together with all books and records of receipt and disbursements. The Developer and, upon transfer, the Association, shall maintain separate special accounts for these funds, and Owners shall be provided at least annually, information on the Maintenance Fund.

ARTICLE VII
DEVELOPER'S RIGHT AND RESERVATIONS

Section 7.01 Period of Developer's Rights and Reservations. Developer shall have, retain and reserve certain rights as hereinafter set forth respect to the Association and the Common Area from the date hereof, until earlier to occur of (i) the Control Transfer Date or (ii) the date of Developer's written notice to the Association of Developer's termination of the rights described in Article VII hereof. The rights and reservations hereinafter set forth shall be deemed excepted and reserved in each conveyance of a Lot by Developer to an Owner whether or not specifically stated therein and in each deed or other instrument by which any property within the Common Area is conveyed by Developer. The rights, reservations and easements hereafter set forth shall be

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

prior and superior to any other provisions of this Declaration and may not, without Developer's prior written consent, be modified, amended, rescinded or affected by any amendment of this Declaration. Developer's consent to any once such amendment shall not be construed to any other or subsequent amendment.

Section 7.02 Right to Construct Additional Improvements in Common Area. Developer shall have and hereby reserves the right (without the consent of any other Owner), but shall not be obligated, to construct additional improvements within the Common Area at any time and from time to time in accordance with this Declaration for the improvement and enhancement thereof and for the benefit of the Association and Owners, so long as such construction does not directly result in the increase of such Maintenance Charge. Developer shall, upon the Control Transfer Date, convey or transfer such improvements to the Association shall be obligated to accept title to, care for and maintain the same as elsewhere provided in this Declaration.

Section 7.03 Developer's Rights to Use a Lot or Common Areas in Promotion and Marketing of the Property and Annexable Area. Developer shall have and hereby reserves the right to reasonable use of any Lot or Common Area and of services offered by the Association in connection with the promotion and marketing of land within the boundaries of the Property and Annexable Area. Without limiting the generality of the foregoing, Developer may erect and maintain on any part of the Lot or Common Area such signs, temporary buildings and other structures as Developer may reasonably deem necessary or proper in connection with the promotion, development and marketing of land Property and Annexable Area; may use vehicles and equipment within the Lot or Common Area for promotional purposes; and may permit prospective purchases of property within the boundaries of the Property and Annexable Area, who are not Owners or Members of the Association, to use the Lot or Common Area at reasonable times and in reasonable numbers; and may refer to the services offered by the Association in connection with the development, promotion and marketing of the Property and Annexable Area.

Section 7.04 Developer's Rights to Grant and Create Easements. Developer shall have and hereby reserves the right, without the consent of any other Owner or the Association, to grant or create temporary or permanent easement, for access, utilities, pipeline easement, cable television systems, communication and security systems, drainage, water and other purposes incident to development, sale, operation and maintenance of the Subdivision, located, in, on, under, over and across (i) the Lots or other property owned by the Developer, (ii) the Common Area, and (iii) existing utility easements. Developer also reserves the right, without consent of any other Owner or the Association, to (i) grant or create temporary or permanent easements for access over across the streets and roads within the Subdivision to and from any public road for the benefit or Owners of Lots, regardless of whether the beneficiary of such easements own property which is hereafter made subject to the jurisdiction of the Association and (ii) permit owners of the property within the Annexable Area which is not made subject to the jurisdiction of the Association to use the recreational facilities of the Association and other Common Area, including any lake or pond, provided that said owners pay to the Association their proportionate share of the cost of operating and maintaining said recreational facilities and Common Areas.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Section 7.05 Annexation of Annexable Area. Additional residential property and common areas outside of the Subdivision including, without limitation, the Annexable Area, may, at any time and from time to time, be annexed by the Developer into the real property which becomes subject to this Declaration of Covenants, Conditions and Restrictions and the jurisdiction and benefit of the Association, without the consent of the Owners or any other party. The owners of tracts in such annexed property, as well as all other Owners subject to the jurisdiction of the Association, shall be entitled to the use and benefit of all Common Area that are or may become subject to the jurisdiction of the Association, provided that such annexed property is impressed with this Declaration of Covenants, Conditions and Restrictions including the payment of the same Maintenance Charge imposed hereby.

ARTICLE VIII
DUTIES AND POWERS OF THE PROPERTY OWNERS' ASSOCIATION

Section 8.01 General Duties and Powers of the Association. The Association has been formed to further the common interest of the Members. The Association, acting through the Board of Directors or through persons to whom the Board of Directors has delegated such powers (and subject to the provisions of the Bylaws), shall have the duties and powers hereinafter set forth and, in general, the power to do anything that may be necessary or desirable to further the common interest of the members, to maintain, improve and enhance the Common Areas and to improve and enhance the attractiveness, desirability and safety of any Sections of the Subdivision and any portion of the Annexable Area which becomes subject to the jurisdiction of the Association. The Association shall have the authority to act as the agent to enter into any and all contracts on behalf of the Members in order to carry out the duties, powers and obligations of the Association as set forth in this Declaration.

Section 8.02 Duty to Accept the Property and Facilities Transferred by Developer. The Association shall accept title to any property, including any improvements thereon and personal property transferred to the Association by Developer, and equipment related thereto, together with the responsibility to perform any and all administrative functions and recreation functions associated therewith (collectively herein referred to as "Functions"), provided that such property and Functions are not inconsistent with the terms of this Declaration. Property interests transferred to the Association by Developer may include fee simple title, easement, leasehold interests and licenses to use such property. Any property or interest in property transferred to the Association by Developer shall be within the boundaries of the Property or Annexable Area. Any property or interest in property transferred to the Association by Developer shall, except to the extent otherwise specifically approved by resolution of the Board of Directors, be transferred to the Association free and clear of all liens and mortgages (other than the lien for property taxes and assessments not then due and payable), but shall be subject to the terms of this Declaration, the terms of any declaration of covenants, conditions and restrictions annexing such property to the Common Area, and all easements, covenants, conditions, restrictions and equitable servitude or other encumbrances which do not materially affect the Owners authorized to use such property. Except as otherwise specifically approved by resolution of the Board of Directors, no property or interest in property transferred to the Association by the Developer shall impose upon the

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

Association any obligation to make monetary payments to Developer or any affiliate of Developer including, but not limited to, any purchase price, rent, charge or fee. The property or interest in property transferred to the Association by Developer shall not impose any unreasonable or special burdens or ownership of property, including the management maintenance, replacement and operation thereof.

Section 8.03 Other Insurance Bonds. The Association shall obtain such insurance as may be required by law, including workmen's compensation insurance, and shall have the power to obtain such other insurance and such fidelity, indemnity or other bonds as the Association shall deem necessary or desirable.

Section 8.04 Duty of Prepare Budgets. The Association shall prepare budgets for the Association, which budgets shall include a reserve fund for the maintenance of any Common Areas.

Section 8.05 Duty to Levy and Collect the Maintenance Charge. The Association shall levy, collect and enforce the Maintenance Charge and other charges and assessments as elsewhere provided in this Declaration.

Section 8.06 Duty to Provide Annual Review. The Association shall provide for an annual unaudited independent review of the accounts of the Association. Copies of the review shall be made available to any Member who requests a copy of the same upon payment by such Member of the reasonable cost of copying the same.

Section 8.07 Duties with Respect to Architectural Approvals. The Association shall perform functions to assist the Committee as elsewhere provided in Article IV of this Declaration.

Section 8.08 Power to Acquire Property and Construct Improvements. The Association may acquire property or an interest in property (including leases) for the common benefit of Owners including improvements and personal property. The Association may construct improvements on the Property and may demolish existing improvements.

Section 8.9 Power to Adopt Rules and Regulations. The Association may adapt, amend, repeal and enforce rules and regulations ("Rules and Regulations"), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas, and the use of any other property, facilities or improvements owned or operated by the Association.

Section 8.10 Power to Enforce Restrictions and Rules and Regulations. The Association (and any Owner with respect only to the remedies described in (ii) below) shall have the power to enforce the provisions of this Declaration and the Rules and Regulations and shall take such action as the Board of Directors deems necessary or desirable to cause such compliance by each Member and each Related User. Without limiting the generality of the foregoing, the Association shall have

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

the power to enforce the provisions of this Declaration and of Rules and Regulations of the Association by any one or more of the following means: (i) By entry upon any property within the Subdivision after notice and hearing (unless a bona fide emergency exists in which event this right of entry may be exercised without notice (written or oral) to the Owner in such manner as to avoid any unreasonable or unnecessary inference with the lawful possession, use or enjoyment of the improvements situated thereon by the Owner or any other person), without liability by the Association to the Owner thereof, for the purpose of enforcement of this Declaration or the Rules and Regulations; (ii) by commencing and maintaining actions and suits to restrain and enjoin any breach or threatened breach of the provisions of this Declaration or the Rules and Regulations; (iii) by exclusion, after notice and hearing, of any Member or Related User from use of any recreational facilities within the Common Areas during and for up to sixty (60) days following any breach of this is a continuing breach in which case exclusion shall continue for so long as such breach continues; (iv) by suspension, after notice and hearing, of voting rights of a Member during and for up to sixty (60) days following any breach by such Member or a Related User of a provision of this Declaration or such Rules and Regulations, unless the breach is a continuing breach in which case such suspension shall continue for so long as such breach continues; (v) by levying and collecting, after notice and hearing, an assessment against any Member for breach of this Declaration or such Rules and Regulations by such Member or Related User which assessment shall reimburse the Association for the cost incurred by the Association in connection with such breach; (vi) by levying and collecting, after notice and hearing, reasonable and uniformly applied fines and penalties, established in advance in the Rules and Regulations of the Association, from any Member or Related User for breach of this Declaration or such Rules and Regulations by such Member or a Related User; and (vii) by taking action itself to cure or abate such violation and to charge the expenses thereof, if any, to such violating Members, plus attorney's fees incurred by the Association with respect to exercising such remedy.

Before the Board may invoke the remedies provided above, it shall give registered notice of such alleged violation to Owner, and shall afford the Owner a hearing. If, after the hearing, a violation is found to exist, the Board's right to proceed with the listed remedies shall become absolute. Each day a violation continues shall be deemed a separate violation. Failure of the Association, the Developer, or of any Owner to take any action upon any breach or default with respect to any of the foregoing violations shall not be deemed a waiver of their right to take enforcement action thereafter or upon a subsequent breach or default.

Section 8.11 Power to Grant Easements. In addition to any blanker easements described in this Declaration, the Association shall have the power to grant access, utility, drainage, water facility and other such easements in, on, over or under the Common Area. Additionally, the Association, from and after the Control Transfer Date, shall have the power to grant access, utility, drainage, water facility and other similar easements in, on, over and under Lots provided that such easements do not unreasonably interfere with the rights of the Owner of such Lots.

Section 8.12 Power to Convey and Dedicate Property to Government Agencies. The Association shall have the power to grant, convey, dedicate or transfer any Common Areas or facilities to any public or governmental agency or authority for such purposes and subject to such

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

terms and conditions as the Association shall deem appropriate, which power may be exercised (i) prior to the Control Transfer Date by the Board of Directors and (ii) from and after the Control Transfer Date by the Association, with the approval of not less than two-thirds (2/3rds) of the Members agreeing in writing or by voting at any scheduled meeting of the Members and with the prior written approval of the Developer. The Association may, subject to the limitations of the preceding sentence, convey property to a public or governmental agency or authority in lieu of such property being condemned by such public or governmental agency or authority.

ARTICLE IX
GENERAL PROVISIONS

Section 9.01 Term. The provisions hereof shall run with all property in the Subdivision and shall be binding upon all Owners and all persons claiming under them for a period of forty (40) years from the date this Declaration is recorded, after which time said Declaration shall be automatically extended for successive periods of ten (10) years each, unless as instrument, signed by not less than two-thirds (2/3rds) of them Owners (including the Developer) of the Lots has been recorded agreeing to amend or change, in whole or in part, this Declaration.

Section 9.02 Amendments. The Developer may amend or change this Declaration, in whole or in part, at any time prior to the Control Transfer Date. After the Control Transfer Date, this Declaration may be amended or changed, in whole or in part, at any time by the written agreement or signed ballot of Owners (including the Developer) entitled to cast not less than two-thirds (2/3rds) of the votes of all the Owners. If the Declaration is amended by a written instrument signed by those Owners entitled to cast not less than two-thirds (2/3rds) of all of the votes of the Owners of the Association, such amendment must be approved by said Owners within three hundred sixty-five (365) days of the date the first Owners executes such amendment. The date an Owner's signature is acknowledged shall constitute prima facie evidence of the date of execution of said amendment by such Owner. Those Members (Owners, including the Developer) entitled to cast not less than two-thirds (2/3rds) of all the votes of the Members of the Association may also vote to amend this Declaration, in person, or by proxy, at a meeting of the Members (Owners, including the Developer) duly called for such purpose, written notice of which shall be given to all Owners at least ten (10) days and not more than sixty (60) days in advance and shall set forth the purpose of such meeting. Notwithstanding any provision contained in the Bylaws to the contrary, a quorum, for purposes of such meeting, shall consist of not less than seventy percent (70%) of all of the Members (in person or by proxy) entitled to vote. Any such amendment shall become effective when an instrument is filed for recorded in the Real Property Records of Walker County, Texas, accompanied by a certificate, signed by a majority of the Board of Directors, stating that the required number of Members (Owners, including the Developer) executed the instrument amending this Declaration or cast a written vote, in person or by proxy, in favor of said amendment at the meeting called for such purpose. Copies of the written ballots pertaining to such amendment

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

shall be retained by the Association for a period of not less than three (3) years after the date of filing of the amendment or termination.

Section 9.03 Amendments by the Developer. The Developer shall have and reserves the right at any time and from time to time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged, and filed for record for the purpose of correcting any typographical or grammatical error, oversight, ambiguity or inconsistency appearing herein, provided that any such amendment shall be consistent with and in furtherance of the general plan and scheme of development as evidenced by this Declaration and shall not impair or adversely affect the vested property or other rights of any Owner of his mortgage. Additionally, Developer shall have and reserves the right at any time and from time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged and filed for record for the purpose of permitting the Owners to enjoy the benefits from technological advances, such as security, communications or energy-related devices or equipment which did not exist or were not in common use in residential subdivisions at the time this Declaration was adapted. Likewise, the Developer shall have and reserves the right at any time and from time to time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged and filed for record for the purpose of prohibiting the use of any device or apparatus developed and/or available for residential use following the date of this Declaration if the use of such device or apparatus will adversely affect the Association or will adversely affect the property values within the Subdivision.

Section 9.04 Severability. Each of the provisions of this Declaration shall be deemed independent and severable and the invalidity or unenforceability or partial invalidity or partial unenforceability of any provision or portion hereof shall not affect the validity or enforceability or any other provision.

Section 9.05 Mergers and Consolidations. The Association may participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that (i) prior to the Control Transfer Date any such merger or consolidation shall be approved (in writing or at a meeting duly called for such purpose) by two-thirds (2/3rds) of the Directors and (ii) from and after the Control Transfer Date any such merger or consolidation shall have the consent (in writing or at a meeting duly called for such purpose) of those Member entitled to cast not less than two-thirds (2/3rds) of the votes of all of the Members of the Association and the Developer.

Upon a merger or consolidation of the Association with another association as provided in its Articles of Incorporation, the properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association, or alternatively, the properties, rights and obligations of the other association may, by operation of law, be added to the properties, rights and obligations of the Association as a surviving corporation pursuant to the merger. The surviving or consolidated association will be subject to the covenants and restrictions established by this Declaration within the Subdivision, together with the covenants and restrictions established upon

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

any other properties as one scheme. No such merger or consolidation, however, shall effect any revocation, change or addition to the covenants and restrictions established by this Declaration, except as changed by amendment of this Declaration or by the plan or merger or consolidation. In the event of any inconsistency between the terms and provisions of this Declaration and the terms and provisions of any of the merger or consolidation documents the terms and provisions of the merger or consolidation documents shall control.

Section 9.06 Liberal Interpretation. The provisions of this Declaration shall be liberally construed as a whole to effectuate the purpose of this Declaration.

Section 9.07 Successors and Assigns. The provisions hereof shall be binding upon and inure to the benefit of the Owners, the Developer and the Association, and their respective heirs, legal representatives, executors, administrators, successors and assigns.

Section 9.08 Effect of Violations on Mortgages. No violation of the provisions herein contained, or any portion thereof, shall affect the lien of any mortgage or deed of trust presently or hereafter placed of record or otherwise affect the rights of the mortgagee under any such mortgage, the holder of any such lien or beneficiary or any such deed or trust; and any such mortgage, lien, or deed of trust may, nevertheless, be enforced in accordance with its terms, subject, nevertheless, to the provisions herein contained.

Section 9.09 Terminology. All personal pronouns used in this Declaration and all exhibits attached hereto, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural and vice versa. Title of Articles and Sections are for convenience only and neither limit nor amplify the provisions of this Declaration itself. The terms "herein," "hereof" and similar terms, as used in this instrument, refer to the entire agreement and are not limited to referring only to the specific paragraph, section or article in which such terms appear. All references in this Declaration to Exhibits shall refer to the Exhibits attached hereto.

Section 9.10 Effect on Annexable Area. The provisions of this Declaration do not impose any restrictions whatsoever or otherwise encumber the Annexable Area, unless and until portions of the Annexable Area are made subject to the jurisdiction of the Association by a separate instrument executed solely by Developer or its successors and assigns and any lienholders, which instrument is recorded in the Real Property Records of Walker County, Texas.

Section 9.11 Developer's Right and Prerogatives. Prior to the Control Transfer Date, the Developer may file a statement in the Real Property Records of Walker County, Texas, which expressly provides for the Developer's (i) discontinuance of the exercise of any right or prerogative provided for in this Declaration to be exercised by the Developer or (ii) assignment to any third party owning property in the Subdivision or Annexable Area, of one or more of Developer's specific rights and prerogatives provided in this Declaration to be exercised by Developer. The assignee designated by Developer to exercise one or more of Developer's rights or prerogatives hereunder shall be entitled to exercise such right or prerogative until the earlier to occur of the (i) Control Transfer Date or (ii) date that said assignee files a statement in the Real Property Records

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

of Walker County, Texas, expressly provides for said assignee's discontinuance of the exercise of said right or prerogative. From and after the date that the Developer discontinues its exercise of any right or prerogative hereunder and/or assigns its right to exercise one or more of its rights or prerogatives to an assignee, the Developer shall not incur any liability to any Owner, the Association or any other party by reason of the Developer's discontinuance or assignment of the exercise of said right(s) or prerogative(s). Upon the Developer's Assignment of its rights as of the Transfer Control Date to the Association, the Association shall be entitled to exercise all rights and prerogatives of the Developer.

Section 9.12 Electric Utility Service. Prior to beginning any construction on a Lot, each Lot Owner, at his expense, shall be required to install electric service lines from the transformer or source of feed to the meter location on said Lot. Further, each lot may expect to pay a charge for connection to such electric utility service, and the Owner is obligated to contract Entergy (or such other supplier of electricity, as applicable) to determine such charge and make arrangements for the installation of said service lines and connection to the electrical distribution system. Owner shall also be responsible for all charges for all utility service furnished to Owner's Lot.

ARTICLE X
ROAD BOND REQUIRED DURING CONSTRUCTION

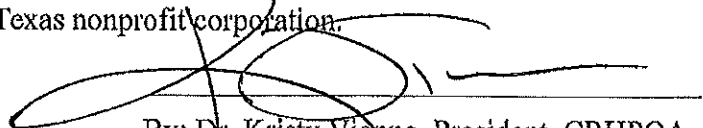
Until such time as the roads within the Subdivision have been accepted into Walker County's road maintenance system and the Developer has no further responsibility for the maintenance of the roads, each Lot Owner shall be required to post a Five Hundred (\$500.00) Dollar cash bond with the Developer subject to the following terms:

1. The bond shall be due contemporaneously with the Lot Owner's application to the Architectural Control Committee (see Article 4.01).
2. The bond shall be conditioned that no contractor involved in the Lot Owner's construction shall cause any damage to the roads within the Subdivision, it being understood that the Developer may use all or any part of the bond to repair any road damage caused by any contractor involved in the Lot Owner's construction.
3. The Developer shall return any part of the bond not used by the Developer to repair damage to the road caused by a contractor involved in the Lot Owner's construction upon (a) the Lot Owner's construction being completed, and (b) the Developer, in Developer's sole opinion, being satisfied that no contractor involved in the Lot Owner's construction caused any damage to the roads within the Subdivision.
4. Nothing contained herein shall limited the Lot Owner's liability to Developer for any damage to the roads within the Subdivision, it being understood that the Lot Owner is responsible to the Developer for all damage to the roads within the Subdivision caused by the Lot Owner and contractor involved in the Lot Owner's construction.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RANCH, SECTION TWO

IN WITNESS WHEREOF, the undersigned, being an Officer of the Canyon Ranch Huntsville Property Owners' Association as of February 10, 2021.

CANYON RANCH HUNTSVILLE PROPERTY OWNERS' ASSOCIATION
CRHPOA Inc., a Texas nonprofit corporation.


By: Dr. Kristy Vienne, President, CRHPOA, Inc.

THE STATE OF TEXAS
COUNTY OF WALKER

This instrument was acknowledged before me on February 10, 2021 by Kristy Vienne, President of CANYON RANCH HUNTSVILLE PROPERTY OWNERS' ASSOCIATION CRHPOA Inc., a Texas nonprofit corporation.


NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:
Canyon Ranch Property Owners Association
193 Interstate 45 South, Suite D - Box 591
Huntsville, TX 77340

