

## WOOD VALLEY ACRES RESTRICTIONS 2004

It is mutually agreed by and between the parties hereto that the property herein described is subject to the following applicable restrictions, covenants and reservations which shall be binding on the parties hereto and all persons claiming under them, and all covenants and restrictions shall be binding upon the Purchaser and or his successors, heirs and assigns. Said covenants and restrictions are for the benefit of the entire property, to wit:

1. All property owners are urged to be members of the Wood Valley Acres Association and pay to the Association yearly dues to be used by the Association for the security of all property owners, maintenance and upkeep of the Association buildings and surrounding property, and other subdivision expenses as the Association deems necessary.
2. All tracts as evidenced by the Map or Plat thereof shall be used for new residence purposes only, and no part thereof shall be used for business purposes nor any structure whatsoever, other than a first-class private residence, with the customary outbuildings, garages and guest houses, provided however, that no outbuilding or garage shall be lived in as a home. All structures will be built of new material. No manufactured homes, mobile homes, or temporary structure of any character may be placed, constructed, or maintained on any said tract.
3. That no residence shall be erected upon any tract therein restricted as a residential lot which does not contain at least 1,500 sq. ft. exclusive of open porches, breezeways, carports, and detached garages. Either frame, stone, or stucco construction is permitted provided at least 75% of construction is brick or stone, and all residences shall be built upon a concrete slab foundation. All buildings must be completed not later than 12 months after laying foundations and no garage or other structure may be built except simultaneously with or subsequent to erection of permanent residence. Guesthouses may be constructed to the rear of completed permanent residence. All home plans shall be submitted to the Design Review Committee, Wood Valley Acres Association.
4. No noxious or offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. No building or structure shall be occupied or used until the exterior thereof is completely finished. No trailer, tent, shack, barn, or other outbuilding erected on any of said tracts shall at any time be used as a residence temporarily or permanently.
6. No building shall be located nearer than 60 feet from the centerline of any existing County Road and 20 feet from the sideline. No residence or other permanent building may be erected on a tract containing less than 10,000 square feet of land and must abide by all Wilson County regulations.
7. A fifteen (15) foot easement of right-of-way over a strip along the side, front, and rear boundary lines of the tract or tracts hereby conveyed, for the purpose of installation or maintenance of utilities, including but not limited to gas, water, electricity, telephone, drainage and sewage and any appurtenance to the supply lines therefore, including the right to remove

WVA Restrictions 2004 continued

and/or trim trees, shrubs or plants shall be permitted, thus providing for the practical installation of such utilities as and when any public or private authority or utility company desire to serve said tract.

8. No outside toilets shall be erected, placed, or used upon said premises except during construction. A septic tank, which must comply with the State and local Department of Health, shall be installed to accommodate sewage.

9. No tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No junk or wrecking yards shall be located on any tract.

10. No removal of trees or excavation of any other materials other than for landscaping, construction of buildings, driveways, etc. will be permitted.

11. No animal of any kind may be kept, bred, or maintained for any commercial purpose. Exceptions are 4-H and FFA school projects. No animal of any kind shall be allowed to roam freely, but must be confined to the tract or tracts of the owner of said animal so as not to be or become any annoyance or nuisance to the neighborhood.

12. No hunting shall be allowed in the subdivision. Firearms will be allowed ONLY when the property owner has to defend his/her children, animals, or property from any kind of animal which may be threatening to or trying to destroy any of the above.

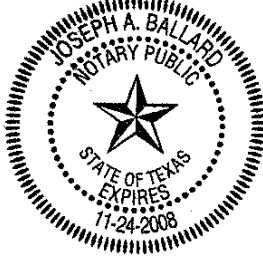
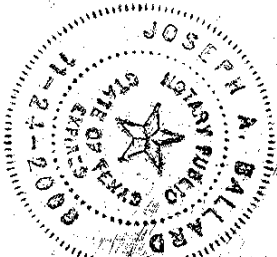
13. Enforcement of these restrictions and covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate the same, either to restrain or prevent such violation or proposed violation by an injunction, either prohibitory or mandatory, or to obtain any other relief authorized by law. Such enforcement may be by the owner of any of said tracts, its successors or assigns, or the Wood Valley Acres Association.

14. These restrictions shall run with and bind the land, and shall be to the benefit of the owner of any tract, their legal representatives, or the Wood Valley Acres Association and, unless amended as provided herein, shall be automatically extended for successive periods of ten (10) years. The restrictions may be amended by submitting proposed amendments by ballot to the record owners of all tracts of Wood Valley Acres and shall be approved if at least 51% of those returning the ballots vote in favor of the amendments. No amendment shall be effective until the updated restrictions are recorded in the Deed Records of Wilson County, Texas. Invalidity of any one of these covenants or restrictions by judgment of any Court shall in no way affect any of the other provisions, which shall remain in full force and effect. The restrictions may be terminated by the same procedure except that 90% of the record owners of all tracts must vote in favor of terminating these restrictions and the termination instrument must be recorded in the Deed Records of Wilson County, Texas.

Robert W. Risley Jr.  
Robert W. Risley Jr., President  
Wood Valley Acres Association

STATE OF TEXAS, COUNTY OF Bexar

This instrument was acknowledged before me on this 11<sup>th</sup> day of January, <sup>2005</sup> by  
Robert W. Risley Jr.

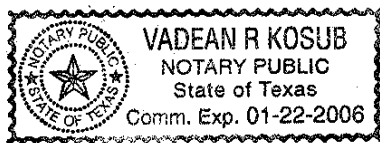


Joseph A. Ballard  
Notary Public  
24 November 2008  
My commission expires

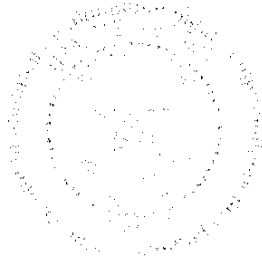
Tammy Marshall  
Tammy Marshall, Secretary  
Wood Valley Acres Association

STATE OF TEXAS, COUNTY OF Wilson

This instrument was acknowledged before me on this 3 day of Feb, by Tammy  
Marshall.



VaDean R Kosub  
Notary Public  
1-22-06  
My commission expires



Filed for Record in:  
Wilson County  
by Eva S. Martinez  
County Clerk

On: Feb 07, 2005 at 09:00A

As a Recording

Document Number: 00000825  
Total Fees : 15.00

Receipt Number - 32196

By,  
Pat Lowak,

F & R: Wood Valley Acres  
%Ralph Gerhardt  
720 Fuller Lane  
Adkins, Texas 78101-2704

Any provision herein which restricts the sale, rental, or use  
of the described realproperty because of color or race is  
invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF WILSON

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me and was duly RECORDED in Official Public  
Records the Volume: 1264 and Page: 687 of the named  
records of: Wilson County  
as stamped hereon by me.

Feb 07, 2005



*Eva S. Martinez*  
COUNTY CLERK  
WILSON COUNTY, TEXAS