STATE OF TEXAS COUNTY OF HUNT

THIS DECLARATION is made on the date hereinafter set forth by BOBBY J. ADAMS and MICHAEL L. HEINE, (hereinafter "Declarants");

Declarants are the owners of that certain land (called "Property" in the Restrictive Covenants) of which is more fully described by metes and bounds on Exhibit "A" attached hereto, to which reference is made for all pertinent purposes.

Declarants desire to impose thereupon covenants, conditions and restrictions designated to insure the orderly use of the land described in Exhibit "A" in accordance with the land use Restrictive Covenants set forth in this Declaration by Declarants.

Declarants hereby declare the land described in Exhibit "A" shall be held, sold, conveyed and hereafter used subject to the restrictions, covenants and conditions hereafter set out for the purpose of protecting the value and desirability of and which shall run with the real property described in Exhibit "A" and the property owners of lots within Hidden Meadow, Phase I and be binding on all parties having any right, title or interest in the land described in Exhibit "A" or any part thereof, their heirs, successors and assigns, and shall inure to benefit of each owner, successor or assign.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS LAND USE RESTRICTIVE COVENANTS

Enforcement of Restrictions. The Property described in this Declaration of Covenants ("Property") shall be held, used, sold and conveyed subject to these covenants, conditions and restrictions. These covenants, conditions and restrictions are for the purpose of protecting and preserving the value and desirability of the Property and the property and Lots within Hidden Meadow Phase I, an Addition and Real Estate Subdivision identified by the Plat of Hidden Meadow, Phase I recorded in the Real Property Records of Hunt County, Texas in Volume 400, Pages 01923, 01924 and 01925, Cabinet F, Slides 203, 204 and 205. These covenants shall be covenants running with the Property and binding on Grantee, Grantee's successors, heirs and assigns.

Minimum Acreage Size if Partitioned. If Grantee or Grantee's heirs, successors or assigns partition the Property into one or more tracts, no such partitioned tract may be less than ten (10) acres net property. In calculating the net acres of a partitioned tract, ingress and egress and access easements may be included within the net description of such tract but dedicated roadways may not be included in the calculation with acreage of a partitioned tract.

Residential Use Only. The Property shall be used only for single family residential purposes (meaning a "family home" as defined in the Texas Property Code, Section 202.003) for the sole use of the owner or occupant. In addition to the family home, there is permitted to be on an individual ten (10) acre tract one (1) barn which may be used for human habitation so long as such barn is constructed with living quarters, which living quarters shall include a full bath and toilet facility and which living quarters shall have a minimum of 2,000 square feet. Rental of any living quarters is expressly prohibited. Use of the Property as or for commercial, industrial, retail, manufacturing and service for fee or for any profit is prohibited. No auto or vehicle wrecking or salvage yard or auto or vehicle parts operation or activity may be conducted on the Property.

Minimum Residence Size. The Main Residence, exclusive of porches, stoops, garages, terraces and patios shall not be less than 2,000 square feet of living floor space. The minimum living floor space shall be heated and cooled. For any residence having two levels, the ground floor living area shall be not less than 1,500 square feet. If a second or split level is employed in the design and construction of a residence, the second or split level shall be not less than 500 square feet.

Set-Back Lines. No structure or building on the Property shall be located at a distance of less than sixty (60) feet from a boundary line of the Property. If the Property is partitioned into tracts, which tracts shall be not less than ten (10) acres each, this set-back requirement shall apply to the boundary line of all tracts partitioned out of the Property.

Exterior Appearance and Elevation. A residence shall be constructed on a foundation type of concrete slab or concrete pier and beam employing standard, usual and customary foundation construction techniques and practices. No tin or sheet metal may be used as the exterior covering for a residence. Exterior construction shall be masonry veneer (which shall include stucco and commercially cut stone), wood or both masonry and wood and glass, or a combination thereof and construction shall use and employ standard, usual and customary techniques and practices by both application and appearance. When wood is used for the exterior of the residence, all wood surfaces shall be painted, stained or preserved and may not remain unfinished wood. Spray-on clear wood preservatives shall qualify as an exterior wood finish. Roof elevation shall be not less than 3.5 or greater pitch (meaning 3.5 inches of rafter rise for every 12 inches of roof joist length) and roof covering shall be of

shingles (wood, asphalt, fiberglass, etc.) or metal if metal roofing is manufactured metal roofing. Wood shingles, if used, shall be fire retardant treated when installed and re-treated as suggested according to standards adopted for wood shingles or alternatively manufacturers specifications. Sheet metal and corrugated tin of a type commonly used on barns and commercial buildings is prohibited.

Garage Required. Each dwelling constructed on the Property shall have an attached or detached garage or carport suitable for parking two (2) standard size automobiles constructed on concrete foundation. If gables are employed in the construction of a garage, such gable shall be enclosed. Garages shall be fully enclosed with garage doors.

Materials Used in Construction of Residence. No old, used, or prefabricated structure of any kind, and no part of an old, used, or prefabricated structure shall be moved onto, placed on, or permitted to remain on the Property. Only new lumber and building materials may be used in the structural and exterior part of any residence or other permitted structure. No structure or part of any structure which is to become a part of or used in the structural part of a residence shall be used or moved onto the Property. Prefabricated, modular or offsite construction for move-on to the Property or residence of any type that is built elsewhere for move-on to the Property are forbidden.

Garbage and Refuse Disposal. The Property shall not 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 and all such items shall be maintained in a neat and attractive manner. Accumulation or storing of debris is prohibited. Materials incident to construction of improvements may be stored on the Property during construction.

Noxious or Offensive Activity. No noxious, offensive or illegal activity shall be permitted or carried on upon the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance.

Temporary Buildings Prohibited. No trailer, tent, shack, garage, barn or out-building shall ever be erected on the Property shall be used as a residence temporarily or permanently. House trailers are strictly prohibited from ever being used on the Property temporarily or permanently.

Motor Home or Travel Trailer During to Commencement of Construction of Residence. A motor home or travel trailer lawfully licensed and having visible evidence of current license such as vehicle or trailer registration plate and having self-contained sleeping, eating and restroom facilities may be placed on the Property for use as a temporary residence during construction of a residence.

Sanitary Facilities. No outside toilet shall be installed or maintained on the Property and all plumbing shall be connected with a septic tank and adequate drain field, constructed and installed in accordance with the health regulations of the State of Texas and Hunt County. Such installations shall be constructed and maintained by the owner of the Property upon which the same is situated so that no effluent from the same shall ever drain or flow upon the ground surface or drain in such manner above or below surface that it will cause any degree of pollution of the channels on the Property.

Toxic or Chemical Contamination. No toxics, dangerous chemicals or other dangerous or hazardous materials or compounds may be stored, used or maintained on the Property except for those which are normally and typically sold over-the-counter for use as household, landscaping and pet purposes only.

No Firing Range. No firing range, shooting gallery, target range or other areas designed for the frequent discharge of firearms shall ever be placed or permitted to remain upon any portion of the Property, nor may be firearms be discharged on any portion of the Property.

Duration. These restrictions, reservations, easements and covenants shall be binding on the Property and upon the heirs, successors and assigns for 25 years from the date of this Warranty Deed.

Partial Invalidity. Invalidation of any of the restrictions, reservations, easements or covenants contained in this Declaration by judgment or court order shall not in any manner affect any of the other such provisions herein set forth and all such remaining provisions shall remain in full force and effect.

Non-Discriminatory. These covenants shall not discriminate nor be used to discriminate against any person because of race, color, religion or national origin.

Enforcement. The restrictions herein set forth shall run with the land and bind Declarants except as otherwise provided, their successors and assigns: and all parties claiming by, through or under them, shall be taken to hold, agree and covenant with the

Declarants, their successors and assigns, to conform to and observe said restrictions as to the use of said property and the construction of improvements hereon. Enforcement of the restrictions rest with a homeowners association (if organized) or by any lot owner or group of lot owners in any of the modes provided by law including that provided by Chapter 202 Texas Property Code as well as by suit for injunction or damages in the District Courts of Hunt County, Texas. The failure to enforce any of the restrictions herein set forth shall in no event be deemed a waiver of the right to subsequently enforce such restrictions or of the right to enforce other provisions.

Invalidation. The invalidation of any of the covenants or restrictions set forth herein by judgment or court order shall in nowise affect any other provisions, which shall remain in full force and effect.

Duration and Amendment By Property Owners. All of the restrictions set forth herein shall continue and be binding for a period of twenty-five (25) years from the date of this Declaration and shall automatically be extended thereafter for successive periods of ten (10) years; provided, however, that the then owners of three-fourths (3/4) of the property measured by total acreage of the land within Exhibit "A" may at the end of such twenty-five (25) year term or at the end of any successive ten (10) year period thereafter, vacate or modify all or any part of this Declaration.

IN WITNESS WHEREOF, the undersigned, being the Declarants herein, have hereunto set their hands and seal, this the 1st day of April, 2015.

Bobby J. Adams

Bobby J. Adams

Mechael J. Heine

Michael L. Heine

Agreement to Covenants and Deed Restrictions

As buyers of a portion of "Property" included in the description of Exhibit "A", I/We do hereby agree and acknowledge to abide and adhere to all of these Recorded Covenants and Deed Restrictions as described in documents filed in the Hunt County, Texas property Records.

Said documents filed 04/14/2015, instrument number 2015-4069, Hunt County Texas.

| Seller: Agmiesto |
|------------------------------------------------------------------|
| Kenneth Lane, President, L. R. Land Company, Ltd. Date: 7/15/15 |
| |
| Buyer: |
| Date: |
| |
| Buyer: |
| Pate: |
| |

(Acknowledgment)

State of Texas

§

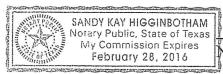
County of Hunt

§

Before me, a Notary Public, on this day personally appeared Bobby J. Adams, known to me by proof of Texas Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 1st day of April, 2015.

SEAL



Notary Public, State of Texas

(Acknowledgment)

State of Texas

S

County of Hunt

§

Before me, a Notary Public, on this day personally appeared Michael L. Heine, known to me by proof of Texas Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 1st day of April, 2015.

SEAL:

Notary Public, State of Texas

All that certain lot, tract or parcel of land situated in the James Thweatt Survey, Abstract No. 1053, Hunt County, Texas, and being part of that tract of land described in as Deed from Frank E. Brooks, et al, to Michael L. Heine, et al, as recorded in Volume 1217, Page 466 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at an angle iron found (disturbed) for corner at a fence corner post at the Northwest corner of the above cited Subject Tract;

THENCE S. 89 deg. 34 min. 08 sec. E. along a fence and with the North line of said Subject Tract a distance of 715.97 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found (hereinafter called 1/2" iron rod with cap found) for corner at the Northwest corner of that tract of land described in a Deed from Michael L. Heine, et al, to Kent Jacobson, et al, as recorded in Document No. 2010-1727 of the Real Records of Hunt County, Texas;

THENCE S. 00 deg. 49 min. 32 sec. W. with the West line of said Jacobson tract a distance of 832.14 feet to a 1/2" iron rod with cap found for corner at the Southwest corner of said Jacobson tract;

THENCE S. 89 deg. 10 min. 28 sec. E. with the South line of said Jacobson tract a distance of 156.94 feet to a 1/2" iron rod with cap found for corner in the most Northerly West line of Hidden Meadows Phase One, an Addition to Hunt County, according to the Plat thereof recorded in Volume 400, Page 1923 of the Plat Records of Hunt County, Texas (hereinafter called Hidden Meadows), at the Southwest corner of Lot 24, said point also being the Northwest corner of Lot 25, said point also being the Southeast corner of said Jacobson tract;

THENCE S. 00 deg. 49 min. 32 sec. W. with the West line of Lot 25 a distance of 243.43 feet to a 1/2" iron rod with cap found for corner in the North line of Hidden Oak Court (per plat) at the Southwest corner of Lot 25, said point also being at the beginning of a non-tangent curve to the left;

THENCE in a Southerly direction with a West line of Hidden Meadows and with said non-tangent curve to the left having a central angle of 300 deg. 00 min. 00 sec., a radius of 60.00 feet, a chord bearing of S. 00 deg. 49 min. 32 sec. W., a chord distance of 60.00 feet and an arc length of 314.16 feet to a 1/2" iron rod with cap found for corner at the Northwest corner of Lot 26;

THENCE S. 00 deg. 49 min. 32 sec. W. with a West line of Hidden Meadows a distance of 1824.96 feet to a 1/2" iron rod with cap found for corner at the Southwest corner of Lot 33;

THENCE S. 89 deg. 10 min. 28 sec. E. with the South line of Lot 33 a distance of 407.02 feet to a 1/2" iron rod with cap found for corner in the West line of Hidden Oak Drive at the Southeast corner of Lot 33, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Southeasterly direction with the West line of Hidden Oak Drive and with said non-tangent curve to the right having a central angle of 06 deg. 10 min. 02 sec., a radius of 570.00 feet, a chord bearing of S. 11 deg. 05 min. 53 sec. E., a chord distance of 61.32 feet and an arc length of 61.35 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 34;

THENCE N. 89 deg. 10 min. 28 sec. W. with the North line of Lot 34 a distance of 419.69 feet to a 1/2" iron rod with cap found for corner at the Northwest corner of Lot 34;

THENCE S. 00 deg. 49 min. 32 sec. W. with a West line of Hidden Meadows a distance of 464.91 feet to a 1/2" iron rod with cap found for corner at an interior corner of Hidden Meadows, said point also being the Southwest corner of Lot 35;

THENCE N. 86 deg. 35 min. 35 sec. W. with the most Westerly North line of Hidden Meadows a distance of 237.40 feet to a 1/2" iron rod with cap found for corner at the Northwest corner of Lot 38;

THENCE South with the West line of Lot 38 a distance of 401.52 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner at the Southwest corner of Lot 38;

THENCE S. 86 deg. 06 min. 53 sec. E. with the South line of Lot 38 a distance of 17.53 feet to a 1/2" iron rod with cap found for corner at an interior corner of Hidden Meadows, said point also being at the intersection of the North line of Brook Drive with the West line of Hidden Meadow Drive;

THENCE S. 01 deg. 15 min. 30 sec. W. with a West line of Hidden Meadows and with the West line of Hidden Meadow Drive a distance of 498.17 feet to a 1/2" iron rod with cap found for corner at the intersection of the West line of Hidden Meadow Drive with a South line of said Subject Tract;

THENCE N. 88 deg. 54 min. 06 sec. W. along a fence and with a South line of said Subject Tract a distance of 260.51 feet to a fence corner post found for corner with a 1/2" iron rod with cap found at the base;

THENCE S. 87 deg. 44 min. 08 sec. W. along a fence line and with a South line of said Subject Tract a distance of 971.03 feet to a 1/2" iron rod found for corner at a fence corner post at the Southwest corner of said Subject Tract;

THENCE N. 00 deg. 24 min. 15 sec. E. along a fence and with the most Southerly West line of said Subject Tract, passing a 1/2" iron rod with cap stamped "RSCI" found at a distance of 1856.91 feet and continuing along a fence and with the most Southerly West line of said Subject Tract for a total distance of 1889.47 feet to a 1/2" iron rod found for corner at a fence corner post at the most Westerly Northwest corner of said Subject Tract;

THENCE S. 88 deg. 11 min. 26 sec. E. along a fence and with the most Westerly North line of said Subject Tract a distance of 579.36 feet to an angle iron found for corner at a fence corner post at an interior corner of said Subject Tract;

THENCE N. 01 deg. 08 min. 31 sec. E. along a fence line and with the most Northerly West line of said Subject Tract a distance of 1137.94 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 57 min. 24 sec. E. along a fence line and with the most Northerly West line of said Subject Tract a distance of 1404.09 feet to the POINT OF BEGINNING and containing 105.62 acres of land.

FILED AND RECORDED

Instrument Number: 2015-4069

Filing and Recording Date: 04/14/2015 02:39:06 PM Pages: 9 Recording Fee: \$54.00 I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OPR RECORDS of Hunt County, Texas.



Jennifer Lindenzweig, Hunt Hunt County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AMENDMENT NO. 1 TO RESTRICTIVE COVENANTS

STATE OF TEXAS §

COUNTY OF HUNT §

THIS DECLARATION is made on the date hereinafter set forth by LR LAND CO., LTD., A TEXAS LIMITED PARTNERSHIP, (hereinafter "Declarant");

Declarant is the owner of that certain land (called "Property" in the Restrictive Covenants) which is more fully described by metes and bounds on Exhibit "A" attached hereto, to which reference is made for all pertinent purposes;

The Property described in Exhibit "A" is subject to those certain Restrictive Covenants dated April 1, 2015 and recorded on April 14, 2015 as Document No. 2015-4069 in the Official Public Records of Hunt County, Texas;

This Amendment No. 1 to the Restrictive Covenants is made by Declarant to amend and supplement the Restrictive Covenants now on file in the Official Public Records of Hunt County, Texas as Document No. 2015-4069 and the Restrictive Covenants set forth in this Amendment No. 1 are intended as additional restrictions, covenants and conditions on the Property described in Exhibit "A";

Declarant imposes the herein covenants, conditions and restrictions designated to insure the orderly use of the Property described in Exhibit "A" in accordance with the land use Restrictive Covenants set forth in this Amendment No. 1 Declaration by Declarants;

Declarant hereby declares the Property described in Exhibit "A" shall be held, sold, conveyed and hereafter used subject to the restrictions, covenants and conditions set forth in (i) Document No. 2015-4069, Official Public Records, Hunt County, Texas and (ii) as hereafter set out in this Amendment No. 1 for the purpose of protecting the value and desirability of the Property and which shall run with the real property described in Exhibit

"A" and be binding on all parties having any right, title or interest in the land described in Exhibit "A" or any part thereof, their heirs, successors and assigns, and shall inure to benefit of each owner, successor or assign.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS LAND USE RESTRICTIVE COVENANTS

Enforcement of Restrictions. The Property described in this Amendment No. 1 to Declaration of Covenants ("Property") shall be held, used, sold and conveyed subject to these covenants, conditions and restrictions. These covenants, conditions and restrictions are for the purpose of protecting and preserving the value and desirability of the Property. These covenants shall be covenants running with the Property and binding Declarants successors and assigns in title.

Livestock and Fowl, Fencing, Utilities and Motor Vehicles.

- 1. Livestock and Fowl. The raising or keeping of hogs on any part of a tract is prohibited. The raising of horses and cows shall be allowed, but shall be limited to one head per acre provided, however, that the tract shall be kept clean and in a sanitary and odorless condition. Chickens, guinea fowl, or peafowl shall be permitted provided their number is limited to three (3) per acre. Shelter for these animals shall be located in the rear one-third (1/3) of the property, not visible from the road, a minimum of fifty feet (50') from the side property line and neatly maintained. Exotic Game shall be allowed upon the property, with the exception of those that would affect the health, safety and or welfare of any of the neighboring landowners. (Any and all animals, including household pets, require appropriate fencing to confine them to their tract.) No animals shall be permitted until the appropriate fencing is completed. All of the above animals are allowed, providing that the land owner controls noise, refuse, and odor from said animals so that they are not a nuisance to neighboring land owners. No dogs or cats shall be raised, kept or kenneled for commercial sales purposes on any tract.
- 2. Fencing. The construction of a fence, hedge, wall, or other dividing barrier over six (6) feet in height measured from the ground that provides visual privacy shall only be allowed around swimming pools or patios connected to the main residence. These allowed "privacy fences" shall be constructed with the same materials as used in the home construction.
- 3. Utility Installation. Utilities shall be underground for all tracts.
- 4. Repair and Storage of Motor Vehicles. The repairing or restoration of motor vehicles shall be permitted but must be performed in a garage or barn enclosed structure. Motor vehicles

that are not in operating condition must be stored inside a garage or barn enclosed structure.

Exterior Appearance and Elevation. No "Dome style" homes are allowed on any tract.

- 6. No commercial or advertising signs shall be allowed on the property except those associated with and during the construction or marketing of a residence. Political signs in good taste may be allowed during election seasons provided they are the small yard sign variety and must be removed after elections.
- 7. All structures that become damaged during natural disasters or result of a fire, must be rebuilt or razed in a timely manner.

Material Used in Construction of Residence. No corrugated material may be used in the construction of any residence.

Duration. These restrictions, reservations, easements and covenants shall be binding on the Property and upon the heirs, successors and assigns for 25 years from the date of this Warranty Deed.

Partial Invalidity. Invalidation of any of the restrictions, reservations, easements or covenants contained in this Declaration by judgment or court order shall not in any manner affect any of the other such provisions herein set forth and all such remaining provisions shall remain in full force and effect.

Non-Discriminatory. These covenants shall not discriminate nor be used to discriminate against any person because of race, color, religion or national origin.

Enforcement. The restrictions herein set forth shall run with the land and bind Declarants except as otherwise provided, their successors and assigns; and all parties claiming by, through or under them, shall be taken to hold, agree and covenant with the Declarants, their successors and assigns, to conform to and observe said restrictions as to the use of said property and the construction of improvements hereon. Enforcement of the restrictions rest with a homeowners association (if organized) or by any lot owner or group of lot owners in any of the modes provided by law including that provided by Chapter 202 Texas Property Code as well as by suit for injunction or damages in the District Courts of Hunt County, Texas. The failure to enforce any of the restrictions herein set forth shall in no event be deemed a waiver of the right to subsequently enforce such restrictions or of the right to enforce other provisions.

Invalidation. The invalidation of any of the covenants or restrictions set forth herein by judgment or court order shall in nowise affect any other provisions, which shall remain in full force and effect.

Duration and Amendment By Property Owners. All of the restrictions set forth herein shall continue and be binding for a period of twenty-five (25) years from the date of this Declaration and shall automatically be extended thereafter for successive periods of ten (10) years; provided, however, that the then owners of three-fourths (3/4) of the property measured by total acreage of the land within Exhibit "A" may at the end of such twenty-five (25) year term or at the end of any successive ten (10) year period thereafter, vacate or modify all or any part of this Declaration.

IN WITNESS WHEREOF, the undersigned, being the Declarants herein, have hereunto set their hands and seal, this the _9th____ day of September, 2015.

LR Land Co., Ltd., a Texas limited partnership

By: Kenneth Lane, President

(Acknowledgment)

State of Texas

or remain

County of Hunt §

Before me, a Notary Public, on this day personally appeared Kenneth Lane,

President of LR Land Co., Ltd., a Texas limited partnership, known to me by proof of Texas Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 9th day of September, 2015.

MILDRED ANN RUIZ
Notary Public, State of Texas
My Commission Expires
January 31, 2017

Motary Public, State of Texas