

"Exhibit A"
RESTRICTIONS

1. The promises shall be used exclusively for residential purposes and no service or merchandise will be offered for sale or hire thereon. This restriction does not include agricultural use of land or raising livestock.
2. No tent, shack, garage, barn, or other outbuildings or structure of temporary character shall be used as a residence, temporarily or permanently. No manufactured housing.
3. All buildings shall be new, and have a minimum 1200 sq. feet living area. All homes shall be substantially and safely constructed on slab or pier and beam foundations, and maintained in good repair.
4. No outside toilet shall be allowed on said plot, or in connection therewith, except approved portable commercial toilets may be used during construction only.
5. There shall not be placed on said plot any building nearer than 30 feet from the street line thereof, or within 15 feet from the property of any abutting property owner.
6. The sellers reserve the right to install electric service line, gas, telephone, water mains, over and upon all plots, street right of ways or recreational areas, and the right to license or permit the same to be done.
7. No swine shall be kept or maintained on said plots.
8. No noxious or offensive activity shall be conducted on said plot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No waste or trash will be permitted upon the property. All sanitary arrangements must comply with all state local health laws and regulations. Purchaser shall keep said property in a neat and orderly fashion and will not allow same to grow up to the detriment of other property located in the area.
9. These restrictions shall be considered as covenants running with the land and shall bind the purchaser and their heirs, successors or assigns, and if the parties hereto or any of them or their heirs, successors or assigns shall violate any of the covenants or restrictions herein contained, it shall then be lawful for any other person or persons owning any property out of that tract described in deed from James Hand to purchaser of one of these tracts to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, and either to prevent him or them from so doing or to recover damages or other dues for such violation. Any invalidation of any of these covenants or restrictions by judgment or court order in no wise shall affect any other provisions, which shall remain in full force and effect.
10. Any suit that may be filed by sellers to enforce this contract shall have venue in the appropriate court in McLennan County, Texas.
11. Purchaser shall not be allowed to have more than 1 per acre horses or cattle-10 fowl per acre on the above described land at any time.
12. Only one residence shall be constructed on each acre with such septic tank or tanks as shall be necessary for said residence. All septic tanks shall be constructed to county specifications.

Filed for Record on the 17 day of MARCH A.D. 1989 at 10⁰⁰ o'clock A.M.
Duly Recorded this the 17 day of MARCH A.D. 1989 at 140 o'clock P.M.
FRANK DENNY, County Clerk
McLennan County, Texas

[Signature] Deputy