

EXHIBIT "A"

DEED RESTRICTIONS

Lot 4 Vitolich Plaza Subdivision, Hays County, Texas

1. No noxious or offensive activity shall be conducted upon any part of the property, nor shall any activity, trade or undertaking be done thereon which may constitute a public nuisance.
2. No part of said property shall be used or maintained as a dumping ground for sanitary containers, all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition always screened from view from Bell Springs Road.
3. No part of this property shall be used for the sale, display or storage of junk, used automobiles or non-working vehicles. No part of property shall be used for sales of Mobile homes or Modular Homes. Signage must be approved through the City of Dripping Springs, Tx. No RV or mobile Home parks.
4. All driveways and parking areas shall be constructed and finished using a minimum of Crushed Stone with an adequate layer of paving gravel so as very little dust will be produced when driving upon.
5. The color of the outside building(s) shall coincide with the area and shall not stick out like a sore thumb.
6. These restrictions shall run with the land, unless agreed modifications, changes or abandonment in writing by all owners of Lot 1, Lot 2, and Lot 3, and Lot 4 of Vitolich Plaza Subdivision, Hays County, Texas.
7. All parties with any interest or ownership in Vitolich Plaza Subdivision may enforce any/all Deed Restrictions regarding Lot 4, Vitolich Plaza Subdivision, Hays County, Texas.