

EXHIBIT "A"

RESTRICTIVE COVENANTS:

A. Property may only be used for signal family residential purposes, with the exception that noncommercial farm and ranch agricultural purposed may occur secondary to the primary use.

B. No mobile homes, manufactured homes or modular homes of any type is to be allowed on the Property. Recreational Vehicle (RVs) are not permitted as permanent housing.

C. Property cannot be further subdivided beyond the Final Plat.

D. Each of the restrictions, covenants, limitations and conditions set forth above shall be covenants running with the title of the Property, every part thereof and every Resubdivision thereof, until ten (10) years from the date of the filing and recording of these restrictive covenants in the Deed Records of Bell County, Texas, and after which time said restrictive covenants shall be automatically extended for successive period of ten (10) years thereafter, until an instrument signed by the then owns of at least two-thirds (2/3) of the Property or Resubdivision thereof, shall be duly executed and recorded, agreeing to change or remove said restrictive covenants in whole or in part.

E. Invalidation of any one or more of these restrictions, covenants, limitations and conditions by judgment or court order shall in no manner affect any of the other provisions hereof, but they shall remain and continue in full force and effect.

F. Enforcement of these restrictions, covenants, limitations and conditions shall be by proceedings at law or in equity, against any person or persons violating or attempting to violate any restriction, covenant, limitation or condition, either to restrain violation or recover damages or both.