

Deed Restrictions and Special Provisions:

The conveyance of the real Property described in Exhibit "A" (the "Property") by Grantor and accepted by Grantees is subject to the restrictions and special provisions hereinafter set out which are covenants running with the land and shall be binding upon said Grantees, Grantees' heirs, successors and assigns.

Residential Minimum Construction

Any residential dwelling, whether manufactured or mobile, must be no older than 7 years from date of manufacture and have a minimum of 1140 square feet of living area, excluding porches and garage space. Site built homes must have a minimum of 1400 square feet, excluding porches and garage space.

Temporary Residence

If Grantees live on the Property in a temporary residential dwelling, such as a travel trailer, shop, etc., a time limit of 18 months will be enforced. The 18 month time frame will begin from the date of the conveyance to Grantees. After 18 months, Grantees must be living in a residential dwelling on the Property that meets the Residential Minimum Construction stated in these restrictions. If not, Grantees will need to move off the Property until the residential dwelling complies with the Residential Minimum Construction.

Certain Vehicles Not Kept on Property

Automobiles, trucks or other motor vehicles without current license and inspection sticker or wrecked or salvage vehicles parts shall not be kept or stored on the Property.

Septic System Requirements

All residential dwellings (whether permanent or temporary) shall have a septic system that conforms and comply with all rules and regulations of the Texas Commission on Environmental Quality and the Hunt County Health Department or other governmental authority or agency having jurisdiction over the permitting, construction, installation and maintenance of septic systems and field lines.

Fencing

Grantees are responsible for fencing the south surveyed Property boundary line if so desired.

Utility Easement

A utility easement is reserved 15 feet in width and shall run parallel with and adjacent to FM 2649. Subject easement to be within the Property boundary line.

Water Utility

Community Water is available through Cash Special Utility District at the Grantee's expense.

Property Sold "AS IS"

The Property is sold "AS IS" and any improvements, such as a water meter, septic system, fencing, dirt work, etc. will be at the Grantees' expense.