

PAT LAND COMPANY**DEED RESTRICTIONS**

PAT LAND COMPANY DOES HEREBY COVENANT AND PROVIDE THAT IT AND ALL PERSONS HOLDING TITLE TO LAND OUT OF 77.18 ACRES BEING ON FARM MARKET RD. 1272 AND COUNTY ROAD 2310 IN THE PARKER, F.H. SURVEY, A-853, HOUSTON COUNTY, TEXAS SHALL HOLD RESTRICTIONS RUNNING WITH THE LAND, WHICH RESTRICTIONS SHALL RUN IN FAVOR OF AND BE ENFORCEABLE BY ANY PERSON WHO SHALL HEREAFTER OWN ANY OF THE LAND ABOVE DESCRIBED TO-WIT:

1. ALL HOUSES MUST HAVE AT LEAST 1,000 SQ. FT. OF LIVING AREA. ALL HOUSES MUST BE BUILT WITH PROFESSIONAL WORKMANSHIP.
2. NO MORE THAN ONE SINGLE FAMILY, DETACHED DWELLING SHALL BE LOCATED ON EACH TRACT.
3. ALL HOMES, BARNs, OUT BUILDINGS, FENCES, ETC. MUST BE BUILT AND MAINTAINED IN A NEAT, ATTRACTIVE APPEARANCE SO AS TO BE AN ASSET TO PROPERTY OWNERS OF PAT LAND COMPANY. ANY STORAGE BUILDING, OR OTHER SECONDARY STRUCTURE, WILL BE PERMITTED ONLY IF GIVEN AN AESTHETIC APPEARANCE.
4. ALL WIRE FENCES MUST BE BUILT WITH PROFESSIONAL WORKMANSHIP.
5. ALL BUILDINGS OF FRAME CONSTRUCTION, AND FENCES, SHALL BE PAINTED WITH AT LEAST TWO COATS OF PAINT AND SHALL BE MAINTAINED WITH ADEQUATE COVER OF PAINT.
6. TEMPORARY STRUCTURES WILL BE ALLOWED ONLY ON A TRACT, WHICH HAS PERMANENT HOUSING UNDER CONSTRUCTION.
7. ALL LOTS SHALL CONTAIN A SIXTY (60) FOOT "SET BACK" LINE FROM THE ROAD EASEMENT.
8. NO IMPROVEMENTS OF ANY NATURE WILL BE PERMITTED TO BE LOCATED ON AN EASEMENT THAT HAS BEEN RESERVED FOR THE USE AND BENEFIT OF THE INHABITANTS OF THE SUBDIVISION.
9. ANY MOBILE HOME TO BE PLACED IN THIS SUBDIVISION MUST MEET MINIMUM FHA SPECIFICATIONS. ALL MOBILE HOMES SHALL BE SKIRTED WITH AN ATTRACTIVE MATERIAL, TO ENHANCE THEIR APPEARANCE, WITHIN 3 MONTHS OF DELIVERY. ALL MOBILE HOMES MUST CONTAIN AT LEAST NINE HUNDRED EIGHTY (980) SQUARE FEET OF LIVING AREA AND BE NO OLDER THAN TEN (10) YEARS OLD AT TIME OF PLACEMENT ON PROPERTY.
10. ALL PLUMBING SHALL BE CONNECTED TO AN APPROVED SEPTIC SYSTEM CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RULES OF HOUSTON COUNTY OR OTHER REGULATORY AGENCY HAVING JURISDICTION.
11. NO JUNK VEHICLES - ALL VEHICLES MUST BE IN RUNNING CONDITION AND HAVE CURRENT STATE INSPECTION.
12. NO TRASH, DEBRIS, CANS, BOTTLES, ETC. OF ANY KIND ON PAT LAND COMPANY. NO TRASH DUMPING OF ANY KIND. ALL INCINERATORS OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN CONDITION.

- 13. EACH PROPERTY OWNER IS EXPECTED TO MAINTAIN HIS/HER HOME AND LAND IN A NEAT AND ORDERLY MANNER.
- 14. IF BUYER IS CURRENT ON ALL LAND PAYMENTS AND CLEAN UP OF DEBRIS, OR OTHER OBJECTIONABLE MATERIAL, IS NECESSARY ON BUYER'S TRACT, SUCH REMOVAL OF DEBRIS, OR ANY TRACTOR WORK, OR ANY COST TO RECTIFY DEED RESTRICTIONS, SHALL BE THE RESPONSIBILITY OF THE BUYER.
- 15. NO MINING OPERATIONS OF ANY NATURE SHALL BE CARRIED OUT WITHIN THE CONFINES OF ANY TRACT. PROPERTY OWNERS MAY USE MATERIALS FOUND ON HIS/HER TRACT TO CONSTRUCT ROADS ON HIS/HER TRACT. NO COMMERCIAL MINING OF MATERIALS WILL BE PERMITTED AT ANY TIME.
- 16. NO HARVESTING TO SELL TIMBER ON THIS PROPERTY WITHOUT WRITTEN CONSENT BY SELLER. IF APPROVAL IS GRANTED, ALL PROCEEDS MUST BE APPLIED TO UNPAID BALANCE OF NOTE.
- 17. NO COMMERCIAL SWINE OR COMMERCIAL POULTRY MAY BE KEPT AT ANY TIME WITHIN PAT LAND COMPANY, OR ADDITION THERETO, EXCEPT IN RELATION TO FFA/4-H PROJECTS.
- 18. NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CONDUCTED UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- 19. PAT LAND COMPANY WILL MAKE EVERY EFFORT TO ENFORCE THESE DEED RESTRICTIONS. HOWEVER, IF IT BECOMES NECESSARY TO TAKE ONE OF THE PROPERTY OWNERS TO COURT, EACH PROPERTY OWNER WILL BE ASSESSED HIS/HER PRO-RATA PORTION (PER ACRE) OF ALL LEGAL OR ATTORNEY FEES TO ENFORCE THIS INSTRUMENT. PAT LAND COMPANY SHALL NEVER BE LIABLE FOR PAYMENT OR ANY EXPENSE TO ENFORCE RESTRICTIONS.

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Tim W. Coffey
 TIM W. COFFEY

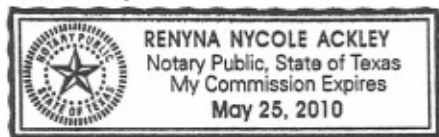
6-26-06
 DATE

(Acknowledgment)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on the 26 day of June, 2006
 By Tim W. Coffey.



Renyna Nycole Ackley
 Notary Public State of Texas

BUYER

DATE

BUYER

DATE