

REGGIE LAND COMPANY**DEED RESTRICTIONS**

REGGIE LAND COMPANY DOES HEREBY COVENANT AND PROVIDE THAT IT AND ALL PERSONS HOLDING TITLE TO LAND OUT OF 166.11 ACRES BEING IN COUNTY ROADS CAMP BRANCH ROAD AND RUSTLING WIND ROAD IN THE JESSE HICKMAN SURVEY, A-269, PER PLAT RECORDED IN CABINET A, PAGE 350 OF THE MAP AND PLAT RECORDS, TRINITY 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. ABSOLUTELY NO COMMERCIAL HARVESTING OF TIMBER ON THIS PROPERTY UNTIL PROPERTY IS PAID IN FULL AND RELEASE OF LIEN OBTAINED FROM REGGIE LAND COMPANY.
2. ALL HOUSES MUST HAVE AT LEAST 1,000 SQ. FT. OF LIVING AREA. ALL HOUSES MUST BE BUILT WITH PROFESSIONAL WORKMANSHIP.
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 REGGIE LAND COMPANY. ANY STORAGE BUILDING OR OTHER SECONDARY STRUCTURE WILL BE PERMITTED ONLY IF GIVEN AN AESTHETIC APPEARANCE.
4. 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.
5. TEMPORARY STRUCTURES WILL BE ALLOWED ONLY ON A TRACT, WHICH HAS PERMANENT HOUSING UNDER CONSTRUCTION.
6. ALL LOTS SHALL CONTAIN A SIXTY (60) FOOT "SET BACK" LINE FROM THE ROAD EASEMENT.
7. 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.
8. 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 TEN (10) YEARS OLD, OR NEWER, AT DATE WHEN MOBILE HOME IS DELIVERED.
9. ALL PLUMBING SHALL BE CONNECTED TO AN APPROVED SEPTIC SYSTEM CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RULES OF TRINITY COUNTY OR OTHER REGULATORY AGENCY HAVING JURISDICTION.
10. NO JUNK VEHICLES - ALL VEHICLES MUST BE IN RUNNING CONDITION AND HAVE CURRENT STATE INSPECTION.
11. NO TRASH, DEBRIS, CANS, BOTTLES, ETC. OF ANY KIND ON REGGIE 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.

12. EACH PROPERTY OWNER IS EXPECTED TO MAINTAIN HIS/HER HOME AND LAND IN A NEAT AND ATTRACTIVE MANNER.
13. 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, ANY TRACTOR WORK, OR ANY COST TO RECTIFY DEED RESTRICTIONS SHALL BE THE RESPONSIBILITY OF THE BUYER.
14. NO MINING OPERATIONS OF ANY NATURE SHALL BE CARRIED OUT WITHIN THE CONFINES OF ANY TRACT. NO COMMERCIAL MINING OF MATERIALS WILL BE PERMITTED AT ANY TIME.
15. NO COMMERCIAL SWINE OR COMMERCIAL POULTRY MAY BE KEPT AT ANY TIME WITHIN REGGIE LAND COMPANY OR ADDITION THERETO EXCEPT IN RELATION TO FFA/4-H PROJECTS.
16. 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.
17. NO MORE THAN ONE SINGLE FAMILY, DETACHED DWELLING SHALL BE LOCATED ON EACH TRACT.
18. ALL WIRE FENCES MUST BE BUILT WITH PROFESSIONAL WORKMANSHIP.
19. REGGIE 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. REGGIE LAND COMPANY SHALL NEVER BE LIABLE FOR PAYMENT OR ANY EXPENSE TO ENFORCE RESTRICTIONS.

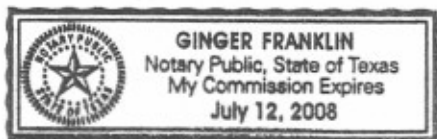
Jack Hays Tr.
JACK HAYS, TRUSTEE

2-14-07
DATE

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF LEON §

This instrument was acknowledged before me on the 14 day of February, 2007
By JACK HAYS, TRUSTEE.



Ginger Franklin
Notary Public State of Texas

GINGER FRANKLIN
Notary's name (printed)

Notary's commission expires: 7-12-08

BUYER

DATE

BUYER

DATE

STATE OF TEXAS }
COUNTY OF TRINITY }
In Official Record of said County in Vol. 789 on page 103.
I, Diane McConary, Clerk of said County, do hereby certify that this instrument was filed for record in my office on the 14 day of February, 2007.
Witness my hand and the seal of the County Court at Groveson, Texas, the day and the year last above written.

