

FIRST AMENDED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE OAK MEADOWS SUBDIVISION,
WALLER COUNTY, TEXAS

This first Amended Declaration of COVENANTS, CONDITIONS, AND RESTRICTIONS for OAK MEADOWS Subdivision, WALLER County, Texas, is made on the _____ day of April, 2016, at THE OAK MEADOWS, Texas, by the THE OAK MEADOWS PROPERTY OWNERS ASSOCIATION, INC., a nonprofit Texas corporation ("THE OAK MEADOWS HOA") its mailing address being THE OAK MEADOWS SUBDIVISION, Pattison, Texas 77423.

A. THE OAK MEADOWS Subdivision was created by LA MANCHA, LTD., a Texas Limited Partnership as the original Declarant in one (1) section.. Uniform Covenants and Restrictions were placed upon the subdivision as a whole and the lots individually as they were platted. The Declaration of Covenants, Conditions, and Restrictions were filed as a public record being found in Volume 0893 pages 447 through page 471 in the Real Property Records of Waller County, Texas. There have been no Amendments or changes to date.

B. During development of THE OAK MEADOWS Subdivision, the Declarant has been in full control of the subdivision, and now seeks to transfer stages of that control to the governing body of the subdivision being the OAK MEADOWS HOME OWNERS ASSOCIATION. Having gathered input from the president of the HOA, a vote has been carried out in accordance with the Texas Real Property Code Title 11 provisions dealing with Restrictive Covenants, more particularly Chapter 211 controlling the Amendment and Enforcement of Restrictions in Certain Subdivisions.

C. A committee was formed by the THE OAK MEADOWS HOA to study the present restrictions encumbering each of the lots of THE OAK MEADOWS Subdivision and per such committee's recommendation, all property owners of THE OAK MEADOWS Subdivision have been included. The lot owners were provided an opportunity to approve or reject the hereinafter stated covenants and restrictions. Such vote took place on March 9, 2016. The meeting was called with due notice having been given to all participants. The meeting took place in the Microflex Corporation Board Room located in Pattison, Texas. The meeting lasted from 7:00 pm until 8:15 pm. The votes were tabulated, and a majority of lot owners each lot having one vote, adopted this First Amended Declaration of Covenants, Conditions and Restrictions. The interim Board of Directors attended, consisting of Kevin Cessac, Wayne Kircher, Lynn Wieck, Alberto Navarro.

The outcome of the election to change specific covenants and establish the Pattison Oak Meadows HOA was announced and a vote was taken. The number of ballots needed for

2/3 quorum was determined to be thirty votes (30). The total number of ballots cast was thirty-one (31) with three additional ballots received after the meeting.

The Voting Results were tallied as follows:

1. to revise covenants: For – 34; Against – 0
2. To establish Pattison Oak Meadows HOA: For – 34; Against – 0
3. Both initiatives passed with unanimity and without opposition.

THEREFORE, in accordance with both the doctrines of restrictive covenants and implied equitable servitude, the owners of real property within THE OAK MEADOWS Subdivision, by and through its THE OAK MEADOWS HOA and the Declarant, desire to amend restrictions of all of the property according to these attached covenants, conditions, and restrictions.

The details of the recorded plat are found below in the body of the this document. The Plat is recorded in Volume ____, Page ____, of the Map or Plat Records of WALLER County, Texas, to which reference is here made for a legal description of the subdivision encumbered by these First Amended Covenants, Conditions and Restrictions.

NOW, THEREFORE, it is declared that all of the property shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions.

This Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the property.

This Amended Declaration is executed this ____ day of _____ 2016, at THE OAK MEADOWS subdivision in Pattison, Texas.

THE OAK MEADOWS Property Owners Association, Inc. is hereby represented by and assents to these First Amended Declaration of Covenants, Conditions, and Restrictions for the Oak Meadows Subdivision, Waller County, Texas. Said assent is confirmed by the signatures below:

Kevin Cessac, President

STATE OF TEXAS COUNTY OF WALLER

This instrument was acknowledged before me this ___ day of _____ 2016, by the above listed board member, Kevin Cessac, presenting himself as a duly elected and empowered representatives of THE OAK MEADOWS Property Owners Association, Inc., a Texas non-profit corporation, in behalf of such corporation.

Notary Public

Notary Public, State of Texas My commission expires: _____

Lynn Wieck , Secretary

This instrument was acknowledged before me this ___ day of _____ 2016, by the above listed board member, Lynn Wieck, presenting herself as a duly elected and empowered representatives of THE OAK MEADOWS Property Owners Association, Inc., a Texas non-profit corporation, in behalf of such corporation.

Notary Public

Notary Public, State of Texas My commission expires: _____

Wayne Kircher , Treasurer

This instrument was acknowledged before me this ___ day of _____ 2016, by the above listed board member, Wayne Kircher, presenting himself as a duly elected and empowered representatives of THE OAK MEADOWS Property Owners Association, Inc., a Texas non-profit corporation, in behalf of such corporation.

Notary Public

Notary Public, State of Texas My commission expires: _____

Alberto Navarro,

STATE OF TEXAS COUNTY OF WALLER

This instrument was acknowledged before me this ___ day of _____ 2016, by the above listed board member, Albert Navarro, presenting himself as a duly elected and empowered representatives of THE OAK MEADOWS Property Owners Association, Inc., a Texas non-profit corporation, in behalf of such corporation.

Notary Public

Notary Public, State of Texas My commission expires: _____

THE OAK MEADOWS Developer La Mancha Ltd. is hereby represented by John Thuman, President who assents to and agrees to these First Amended Declaration of Covenants, Conditions, and Restrictions for the Oak Meadows Subdivision, Waller County, Texas. Said assent is confirmed by his signature below:

John Thuman, President La Mancha Ltd.

STATE OF TEXAS COUNTY OF WALLER

This instrument was acknowledged before me this ___ day of _____ 2016, by John Thuman who presented himself as the duly elected and empowered representative La Mancha Ltd, being the developer of THE OAK MEADOWS subdivision.

Notary Public

Notary Public, State of Texas My commission expires: _____

FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR THE OAK MEADOWS SUBDIVISION

THE STATE OF TEXAS

COUNTY OF WALLER

THIS FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (the "DECLARATION") is made on the date hereinafter set forth by LA MANCHA, LTD, a Texas limited partnership as its interests appear, (hereinafter referred to as "Declarant," whether one or more) AND by the duly elected board of directors of the OAK MEADOWS SUBDIVISION.

W I T N E S S E T H:

WHEREAS, Declarant is the owner and developer of that certain real property described as approximately 63.030 acres of land, with all improvements, located in the S.C. Heady League, A-30, and the James Lastly Labor, A-213, Waller County, Texas and located on Durkin Road, and 5.026 acres of land being a portion of the remainder of a call 20.56 acres tract of land (Volume 142, Page 440: Deed Records of Waller County, Texas) being in the Samuel C. Heady Survey, Abstract No. 31, City of Pattison, Waller County, Texas; and

WHEREAS, it is the desire of Declarant to provide for the preservation of the values and amenities in such Subdivision, provide for a uniform plan to develop the Subdivision, and provide for the maintenance of same, including the Common Areas and Waterway located therein as hereafter defined; and for such purposes, to subject the Subdivision, including Lots therein, to the covenants, conditions and restrictions set forth below, hereafter called the "Declaration", for the benefit, use and convenience of each and every Owner of property within the Subdivision;

NOW, THEREFORE, Declarant hereby declares that the above-described properties shall be developed, held, transferred, improved, sold, conveyed and occupied subject to the easements, conditions, restrictions, and covenants hereinafter set forth; shall constitute covenants running with the land, and shall be binding upon and inure to the benefit of all parties having or acquiring any right, title or interest therein or any part thereof, their heirs, personal representatives, successors and assigns.

ARTICLE I.
DEFINITIONS

The following words, when used in this Declaration, shall have the following meanings:

SECTION 1. "ARCHITECTURAL CONTROL COMMITTEE" shall mean the committee enforcing and maintaining the Architectural Control Standards, as hereafter described, in the Subdivision, hereinafter referred to as the "ACC" or the "Committee".

SECTION 2. "ASSOCIATION" shall refer to the nonprofit corporation established or to be established by Declarant or its agents and tentatively to be called the Oak Meadows Homeowners Association, its successors and assigns.

SECTION 3. "BOARD OF DIRECTORS" or "BOARD" shall be the elected body of the association having its normal meaning under Texas corporate law.

SECTION 4. "BUILDER" shall refer to any person or entity undertaking construction on any Lot within the Subdivision. Builders as well as Owners of unimproved Lots shall be fully liable for all assessments provided for herein below, but shall not be deemed voting Members of the Association.

SECTION 5. "COMMON AREAS" shall refer to any area designated on the final plat as Common Area, and any Restricted Reserves which are owned by or leased to the Association and/or Declarant.

SECTION 6. "COMMON EXPENSES" shall mean and include the actual and estimated expenses of operating the Association, including any Reserve and/or Waterway, all as may be found to be necessary and appropriate by the Board pursuant to this Declaration, the Bylaws of the Association, and the Articles of Incorporation of the Association.

SECTION 7. "CORNER LOT" shall refer to a Lot which abuts on more than one street.

SECTION 8. "DECLARANT" shall refer to La Mancha, Ltd., a Texas limited partnership, its successors and assigns, but shall not be construed to mean any subsequent Owner of any Lot in the Subdivision.

SECTION 9. "DESIGN PLAN" shall refer to the construction plans submitted to the ACC for approval.

SECTION 10. "EASEMENT" shall mean a right granted for the purpose of limited public or semi-public use across, over or under private land.

SECTION 11. "FENCE" shall be defined as a structure built for the purpose of separating or enclosing Lots or parcels of land. A "fence" connotes a structure which may serve as a visual screen or as a barrier.

SECTION 12. "HEDGEROW" shall be defined as an unbroken row of shrubs or trees which are planted and maintained to serve a function similar to that of a Fence or wall.

SECTION 13. "IMPROVEMENTS" shall mean all structures or other improvements to any portion of the Properties of any kind whatsoever, whether above or below grade, including but not limited to: structures, buildings, Fences, utility installations, storage, loading and parking facilities, walkways, driveways, landscaping, signs, site lighting, site grading, and earth movement, and any exterior additions, changes or alterations thereto.

SECTION 14. "LOT" shall refer to all of the Lots as shown on the recorded plat of the Subdivision, excluding Restricted Reserves, Common Areas, and the Waterway.

SECTION 15. "MEMBER" shall refer to every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to this Declaration and to assessment by the Association, including contract sellers. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation or hold ownership of mere easement rights or subsurface rights. Member shall be appurtenant to and may not be separated from ownership of any Lot which is subject to an assessment by the Association. Builders and Owners of unimproved Lots shall not be entitled to vote.

SECTION 16. "OCCUPANT" shall mean any person legally entitled to occupancy and use of all or a portion of the Properties.

SECTION 17. "OWNER" shall refer to the Owner, whether one or more persons or entities, of the fee title to any Lot, but shall not refer to anyone holding a mere lien, easement, mineral interest, or royalty interest burdening to the title thereto.

SECTION 18. "PROPERTY OR PROPERTIES" shall mean any land or water area within the recorded final Plat of the Subdivision.

SECTION 19. "RESTRICTED RESERVE" or "RESERVE" shall mean that area designated on the recorded Plat as Restricted Reserves or similar designation whose use is limited by the terms of this Declaration, and referred to herein as "Reserve" or "Restricted Reserve".

SECTION 20. "RESIDENCE" shall be defined as a detached dwelling for occupation by a single family, as well as any servant(s) whom the family may retain. A Residence shall be deemed to include the main dwelling as well as any two (2) of the

following outbuildings which are permitted on a Lot: a detached garage, guesthouse, servant's quarters, workshop, and barn.

SECTION 21. "SCREEN" shall mean any approved shrub, Hedgerow, Fence or other device or improvement which blocks an area from view from another area.

SECTION 22. "STREET" shall refer to any street, drive, road, alley, lane or avenue located in the Subdivision as shown on the Plat of the Subdivision.

SECTION 23. "SUBDIVISION" shall refer to all of the Lots, Waterway, and Reserves, of the Plat of the Subdivision, and the Common Areas, together with such other lands as may be added or annexed thereto.

SECTION 24. "SUBDIVISION PLAT" shall refer to the final Plat or map of the Subdivision, including Restricted Reserves, Waterways and/or Common Areas prepared and filed by or of Declarant, in the map or plat records of Waller County, State of Texas, and known as Oak Meadows Subdivision.

SECTION 25. "WATERFRONT LOT" shall refer to any Lot which abuts, adjoins, or is adjacent to any portion of the Waterway.

SECTION 26. "WATERFRONT OR BACK PROPERTY LINE" shall mean the line as recorded on the final plat of the Subdivision nearest to the Waterway or back property line.

SECTION 27. "WATERWAY" shall mean any water area which is included in or within the Subdivision, and expressly includes streams, lakes, and/or detention pond.

ARTICLE II. ARCHITECTURAL CONTROL COMMITTEE

SECTION 1. CREATING, PURPOSE AND DUTIES. There is hereby created an ACC which shall be composed of three (3) members. Those three members shall consist of two members or representatives of La Mancha LTD, and one member of the HOA. Said member of the HOA will be the president unless the HOA votes another member to that charge. When the declarant owns 4 lots or less, with all of declarant's other lots having been sold, the HOA will elect an additional member of the HOA to serve on the ACC. At that point the declarant will hold only one member on the ACC. When the declarant has sold all lots, the HOA will fully staff the ACC.

The members of the ACC shall have the responsibility and all necessary power and authority to approve and disapprove, in their sole discretion, the external design, size, quality and type of building material, location on the building site and finish grade elevation of any structure to be erected in the Subdivision. The decision of the ACC shall be binding, provided that any Owner aggrieved by a decision of the ACC may appeal the same to the Board within thirty (30) days of receipt of such decision. The decision of the full Board shall be final and absolute; pending a decision of the full Board, the decision

of the ACC shall control. The ACC is vested with the authority and responsibility to maintain architectural harmony within the Subdivision, to maintain suitable standards of construction consistent with the Declarant's intent to create an exclusive residential subdivision and to insure construction is completed in accordance with the Declaration.

The Association shall and hereby expressly agrees to protect, indemnify, and save harmless the ACC and Declarant, jointly and severally, from any and all liabilities, costs, and losses, together with reasonable and necessary expenses incurred by the ACC in matter related to the exercise of its functions hereunder and in the exercise of the board discretionary powers vested in the ACC, save and except only for acts of willful fraud or gross negligence.

SECTION 2. POWERS OF THE ACC. Absolutely no building or other Improvements shall be constructed in the Subdivision, and no exterior alteration of any building or Improvement to any Lot shall be made until the site plan, the schematic plan for landscaping and lighting, and final working plans and specifications have been submitted to and approved in writing by the ACC. The various aforementioned plans and specifications shall be considered disapproved by the ACC if it fails to expressly approve the same (or subsequent amendments thereto) within thirty (30) days from the date of submission and actual delivery thereof to the ACC (the "Submission Date").

The ACC shall have the right to specify architectural and aesthetic requirements for building sites, minimum setback lines, the location, height and extent of Fences, Screens, or walls, the orientation of Improvements on adjacent property, and a limited number of acceptable exterior materials and finishes that may be utilized in construction or repair of improvements. The ACC shall have full power and authority to reject any plans and specifications that do not comply with this Declaration or that do not meet its minimum construction or architectural design requirements or that might not be compatible with the overall character or aesthetics of the Subdivision. The ACC may issue guidelines to this Declaration to further guide the intent of the Deed Restrictions. Such guidelines shall be referred to as the "Architectural Control Standards". The ACC shall have the right, exercisable at its discretion, to grant or deny variance to the architectural restrictions in specified instances where the ACC in good faith deems that such variance may or may not adversely affect the architectural and environmental integrity of the Subdivision, without liability on the part of the Committee in the exercise of its discretion.

Any action taken by the Committee shall require a majority vote of the members of the Committee then sitting.

SECTION 3. DESIGN APPROVAL. The design for each Improvement to be erected in the Subdivision shall be submitted to the ACC as follows:

- A. First, a preliminary architectural design (the “schematic design” or “drawing”) shall be submitted. This submission shall reflect, on a preliminary basis, the site plan, roof plan, floor plan, together with all elevations and shall be drawn (freehand or otherwise) to a generally accepted architectural scale. Permitted, but not required, at this submission are exterior color and building material selections. The action of the ACC at this stage of submission shall be deemed advisory only and its approval or disapproval of, or comment upon the schematic design, color or material selection does not constitute, nor shall it be considered as, automatic approval of the final design, color, material or any other item requiring final approval.
- B. Second, the final submission for review by the ACC must include one (1) set of construction documents which will include, but are not limited to, the following:
 1. Complete detailed sets of plans which shall include, but not limited to, (i) a site plan reflecting the location and dimensions or boundaries of all Easements, lot lines, setback lines, foundations (with elevations thereof), walks, drives, Fences, and any other Improvements to be located thereon; (ii) foundation plan; (iii) floor plan; (iv) exterior elevations; (v) framing sections; and (vi) material selection and specifications. In addition, the documents shall include a landscape plan, exterior elevation of all sanitary and storm sewer connections and all other utility connections and materials to be used.
 2. The ACC reserves the right to inspect exterior building materials, including brick, wood, or other siding and roof material, and paint color charts; and
 3. Such other items as the ACC may reasonably require to assist in its review.

Construction documents and appropriate material specification and samples shall be submitted to the business offices of the Association, Attention: ACC.

The ACC will make its final decision based upon the final submission documents and materials. The ACC requires up to thirty (30) days after final submission for the review of plans and specifications. Owner must wait for a period not to exceed thirty (30) days for the ACC to disapprove or approve any changes. Any deviation from approved construction documents (without written approval of such deviations) constitutes a violation of the Deed Restrictions and is not permitted.

ARTICLE III
HOMEOWNER'S ASSOCIATION

SECTION 1. ORGANIZATION. Declarant has or will cause the Association to be incorporated as a non-profit corporation under the laws of the State of Texas.

SECTION 2. OFFICERS AND BOARD OF DIRECTORS. The Association shall act through its duly elected officers and the Board of Directors whose duties and terms of office shall be set forth in the Articles of Incorporation and Bylaws of the Association.

SECTION 3. ASSOCIATION ARTICLES OF INCORPORATION AND BYLAWS. Every reasonable effort shall be made to construe the Articles of Incorporation, the Bylaws and this Declaration, as from time to time amended, supplemented and restated, consistently. However, if any irreconcilable conflict shall arise among the documents, to the extent permitted by law, the provisions of this Declaration shall control.

SECTION 4. MEMBERSHIP. Membership shall be appurtenant to and may not be separated from ownership of the land which is subject to assessment by the Association and shall automatically pass with the title to any subsequent Owner of the Lot. Provided however, that it shall be the duty of every Owner of a Lot to keep the Association informed of the name and street address of each party qualifying as an Owner and any change thereto and as may be specified in its Bylaws.

SECTION 5. COMMITTEES. The Association shall have the authority to establish, at any time and on such terms as the Board in its discretion may adopt, such committees as the Board may desire to carry out the purposes of this Declaration. Without in any way limited the generality of the foregoing, the Board is expressly authorized and empowered to establish one or more committees which may have up to the same right, power, and authority of the Association as permitted by the Articles of Incorporation and Bylaws of the Association.

SECTION 6. VOTING AND MEMBERSHIP LIMITATIONS. No member shall be entitled to vote at any meeting of the Association unless such Member's assessments and other charges, if any, are paid current and otherwise is deemed to be a "Member in good standing." There shall be one vote per lot owner. The owner of each Lot is entitled to one vote. If a Lot has more than one Owner, the aggregate vote of the Owners of the Lot may not exceed the one vote assigned to the Lot. For purposes of this Declaration, a "Member in good standing" shall include a Member who has, not less than seven days prior to the date established by the Association for the casting of votes, fully paid all sums due by it to the Association.

SECTION 7. TITLE TO COMMON AREAS, WATERWAYS, AND/OR RESERVES. The Declarant may retain title to the Common Areas, Waterways and/or Restricted Reserves in the Subdivision until such time as such improvements have been

completed and until such time as, in the sole judgment of Declarant, the Association is able to operate and maintain the same. Until title to such Common Areas, Waterways, and/or Reserves has been conveyed to the Association by Declarant, Declarant shall be entitled to exercise all rights and privileges relations to such areas granted to the Association in this Declaration.

SECTION 8. RESTRICTED RESERVES. The Declarant may retain ownership of Restricted Reserves, as recorded on the recorded Plat of the Subdivision. These Restricted Reserves may be leased, sold or deeded to the Association, or any other buyer or retained by Declarant, for such use or purpose as is permitted in this Declaration.

ARTICLE IV.
COVENANT FOR MAINTENANCE ASSESSMENTS

SECTION I. CREATION OF THE LIEN AND PERSONAL OBLIGATION FOR ASSESSMENTS. The Declarant, for each Lot within the Subdivision, hereby gives, grants, and conveys, and each Owner of any Lot by acceptance of a Deed therefor, whether or not expressed in the Deed or other evidence of the conveyance, and however acquired by a subsequent Owner, shall be deemed to give, grant, and convey and agrees to pay the Association the following:

- (a) Annual assessments, and
- (b) Special assessments as hereinafter limited.

SECTION 2. PURPOSE OF ASSESSMENTS. The assessments levied by the Association shall be used exclusively for the purposes of promoting the health, safety, welfare and recreation of the Occupants of the Subdivision, their families, and guests, and any other purposes authorized or permitted by the Articles of the Association or this Declaration. Without in any way limiting the generality of the foregoing, assessments may be used for payment of: costs and expenses of the Association and/or the ACC; contract security; taxes and insurance premiums on property of the Association; for repairs, maintenance, lighting, maintenance of Waterways and all Common Areas and Reserves; paths, parks, parkways and esplanades in the Subdivision; collecting and disposing of garbage, rubbish and materials of a similar nature; payment of legal fees; police or security service; fogging and furnishing other general insecticide services; providing for the planting, mowing, and upkeep of trees, grass and shrubbery on esplanades; easement maintenance; acquiring and maintaining any amenities, including recreational facilities, that are or will be operated for the benefit of the Owners and Occupants, their families, and guests; and for the establishment of a maintenance reserve. Subject to the provisions of Sections 3 & 4 of this Article IV, the judgment of the Board in establishing annual assessments and special assessments and with respect to the accumulation and expenditure of said funds, shall be final and conclusive unless judgment is exercised in bad faith.

SECTION 3. BASIS AND MAXIMUM LEVEL OF ANNUAL ASSESSMENTS. Until January 1 of the year immediately following the conveyance of

the first Lot to an Owner other than Declarant or a Builder, the annual assessment shall be Three Hundred and Fifty dollars and No/100 (\$350.00) per Lot. Annual assessments for the year in which a lot is sold by the Declarant to an Owner, as well as the annual assessment due for the next succeeding calendar year of annual assessment, shall be due and payable in advance upon the sale of such Lot. Notwithstanding the foregoing, no annual or special maintenance fee assessment shall be due or payable on account of any Lot or Lots Owned by Declarant; this exemption applies only to the year, or partial year, or partial year, of sale from the Declarant to a Builder or contractor. All annual assessments shall be payable in advance on January 1 of each year. From and after January 1 of the year immediately following the conveyance of the first Lot to any Owner (other than a Builder or bona fide contractor), the maximum assessment may be increased each year above the maximum assessment for the previous year without a vote of the membership by 1.5 times the percentage change by which the Consumer Price Index for the immediately preceding calendar year exceeds such Index for the calendar year prior thereto or by twelve percent (12%), whichever is greater. As used herein, the "Consumer Price Index" shall mean the year end *Consumer Price Index for All-Urban Consumers*, published by the U.S. Department of Labor (or generally accepted replacement should such index no longer be published).

From and after January 1 of the year immediately following conveyance of the first Lot to an Owner (other than a Builder or bona fide contractor), the maximum annual assessment may be increased above the rates specified in this Section 3, by a three-fourths (3/4) vote of the Members entitled to vote in person or by proxy, and who are present and voting at a meeting of the Association duly called for this purpose. Such increase shall become effective on the date specified in the document evidencing such approval, and shall be filed for record in the Official Public Records of Real Property for Waller County, Texas. Assessments for any year in which a Lot is sold by Declarant shall be prorated to the date of closing and shall be due from Builder or contractor from that date forward; assessments for any year in which a Lot is sold by a Builder or contractor shall be prorated to date of closing and assessments shall be due from the Owner thereof from that date forward.

SECTION 4. SPECIAL ASSESSMENTS. In addition to the annual assessments authorized above, the Association may levy, in any year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, or unexpected repair or replacement of a particular capital improvement located upon the Common Areas or Reserves, including the necessary fixtures and personal property related thereto, repair, upkeep, or maintenance of the Waterway (including compliance with the laws, rules, ordinances, regulations, or edicts of any governmental authority exercising jurisdiction of such), or for any other purpose consistent with the provisions of this Article IV, provided that any such special assessment shall have the approval of three-fourths (3/4) of all Members in the Association, who are present and voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent or delivered to all Members not less than ten (10) nor more than fifty (50) days in advance of the meeting, setting forth the purpose of such meeting; provided however a special assessment shall be imposed or

levied by the Board for purposes of assuring compliance with the laws, rules, ordinances, regulations, or edicts of any governmental authority, if ample and sufficient funds are not otherwise available to affect such compliance.

SECTION 5. RATES OF ASSESSMENT. Both annual and special assessments on all Lots shall be fixed at uniform rates (i.e., the same rate for each class of Lot); provided, however, that such assessments shall not commence with regard to any Lot until such Lot is conveyed to an Owner or Builder other than the Declarant, notwithstanding any provision contained in this Declaration to the contrary.

SECTION 6. EFFECT OF NONPAYMENT OF ASSESSMENTS; REMEDIES OF THE ASSOCIATION. Any assessments (annual or special) which are not paid when due shall be delinquent and bear interest at the highest non-usurious rate permitted by law, and if no such limitation is imposed, then at the rate of fifteen percent (15%) per annum from thirty (30) days after the due date until fully paid. If any assessment is not paid within thirty (30) days after the due date, the Association may: (i) pay the same and sue Owner for such amount, and/or (ii) foreclose the Vendor's Lien herein retained against such Lot. Interest, costs of court, and reasonable attorney's fees (when placed with an attorney for collection, whether with or without suit) incurred in any such action may be added to the amount of such assessment or charge. Each such Owner, by his or her acceptance of a Deed to a Lot, hereby expressly vests in the Association or its representative the right and power to institute and maintain an action against such Owner personally for the collection of such assessments and charges as a debt and to enforce the Vendor's Lien by any methods available for the enforcement of such liens at law and in equity, including, without limitation, foreclosure by non-judicial action as provided for in Section 51.002 of the Real Property Code of the State of Texas (or any successor provision thereto), and such Owner expressly grants to the Association, the power for sale and judicial foreclosure in connection with the Vendor's Lien. No Owner may waive or otherwise escape said Vendor's Lien and liability for the assessments provided for herein by non-use of the Commons Areas, Waterway, or Reserves, or abandonment, or divestiture of ownership of a Lot for any annual or special assessment which became due and payable during the time when such Owner owned the Lot.

SECTION 7. SURORDINATION of THE LIEN TO MORTGAGES. The lien or the assessments provided for herein shall be subordinate to the lien of any first mortgage existing at any time upon the particular Lot involved. Sale or transfer of any Lot shall not affect the assessment or lien; however, the sale or transfer of any Lot pursuant to mortgage foreclosure (whether by exercise of power of sale or otherwise), or any proceeding in lieu thereof, shall extinguish the lien or such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from any lien resulting therefrom, but such lien shall exist as, and constitute, a separate and distinct charge and lien on each Lot.

SECTION 8. EXEMPT PROPERTY. All properties (i) owned or controlled by the Declarant, (ii) dedicated to, and accepted by, a local public authority exempt from

taxation by the laws of the State of Texas, and/or (iii) all Waterways, Common Areas and Reserves shall be exempt from the assessments and charges created herein. Notwithstanding the foregoing, no Lot which has been sold to an Owner and is used as a residence shall be exempt from said assessments and charges and the Vendor's Lien herein securing payment thereof.

ARTICLE V.
PROPERTY RIGHTS IN THE COMMON AREAS

SECTION 1. OWNER'S EASEMENT FOR ACCESS AND ENJOYMENT.

Every Member shall have a right and easement of enjoyment in and to the Waterway, Common Areas, and any publicly dedicated Reserves, if any, and such right and easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following:

- (a) The right of the Declarant or Association to borrow money and to mortgage the Common Areas and Reserves from time to time and upon such terms and conditions as recommended by its Board, upon approval by a majority of votes cast by all Members at a meeting of Members called for that purpose;
- (b) The right of the Association to take such steps as are reasonably necessary to protect the Common Areas, Waterway, and Reserves against foreclosure of any mortgage or security interest;
- (c) The right of the Association to suspend the rights of any Member to use the Common Areas for any period during which any assessment or other amount owed by such Member to the Association remains delinquent;
- (d) The right of the Association to establish reasonable rules and regulations governing the Members' use of the Waterway and Common Areas; and
- (e) Upon approval by three-fourths (3/4) of the votes cast by all Members, the Association shall have the right to transfer, assign, or convey all or any part of the Waterway and/or Common Areas to any public authority for such purposes and subject to such conditions as may be approved by said three-fourths (3/4) of all Members at a meeting called for that purpose; provided, however, this provision shall not be construed to limit the right of the Declarant or the Association to grant or dedicate public or private utility easements in portions of the Common Areas and /or Waterway or transfer title to any storm sewer line, sanitary facility or other equipment situated on any part of the Common Areas and/or Waterway owned by the Association, to any public or political authority or agency, or to any utility company rendering or to render service to the Subdivision or any part thereof.

SECTION 2. USE OF RESTRICTED RESERVES AND WATERWAY. The Restricted Reserves within the Subdivision, if any, shall not be used by any person for any purpose, except each owner who is a member in good standing of the Association. No boating, swimming, skiing, wading, or other similar use of the Restricted Reserve(s) and/or Waterway shall be permitted. No motorized vehicles of any kind are permitted. Use of the Waterway shall be subject to such rules and regulations as may be

promulgated by the Board of Directors of the Association from time to time; the Waterway may be used for fishing.

SECTION 3. PARKING. No parking of vehicles is allowed in the Restricted Reserve, Waterway areas, or any Common Areas for a period in excess of 24 hours. Vehicles parked in violation of this section may be towed; in which event towing will be at the owner's sole expense and there shall be no liability to the Association whatsoever therefore.

SECTION 4. DELEGATION OF USE. Subject to all the terms, conditions, and covenants of this Declaration, each Member shall have the right to enjoy the Common Areas and Waterway, including the members of his/her residence, family, or tenants. Visitors shall be accompanied by a Member or Occupant while using the Common Areas.

SECTION 5. INDEMNIFICATION. Each user of Common Areas, including the Restricted Reserves, and Waterway, regardless of whether or not the use thereof by such person is permitted, agrees to indemnify and hold Declarants, the Association, the ACC, the Board of Directors of the Association, and all persons acting by, through, and under them, including but not limited to the Officers and committees of the Association, as well as all other Owners, harmless and free from any and all losses, costs, damages, claims, actions, causes of action, or liabilities whatsoever arising from such use, including but not limited to such use by an Owner, members of the Owner's family, guests, and invitees of such Owner, or the non-use, abuse or neglect of property, as well as damage to property or persons resulting therefrom. There are no lifeguards or other persons safeguarding property or persons using any of the Common Areas, Waterway, or Reserves, and it is the responsibility of each user of same to provide for their own safety and security as well as that of their families, guests, and/or invitees.

ARTICLE VI. USE RESTRICTIONS

SECTION 1. RESIDENTIAL USE. Each and every Lot is hereby restricted to one (1) residential dwelling for single family residential use only, hereinafter referred to as "Residential Use". No business, professional, commercial or manufacturing use, nor any other use except said Residential Use, shall be made of any of said Lots, even though such business, professional, commercial, or manufacturing use may be subordinate or incident to use of the premises for Residential Use. No structure other than one single family residence and two permitted outbuildings shall be constructed, placed on or permitted to remain on a Lot in the Subdivision. As used herein, the term "Residential Use" shall be construed to prohibit the use of any Lot for duplex houses, garage apartments or apartment houses, or multiple occupancy structures for rental purposes. Further, each owner shall maintain at all times Owner's Lot, together with all

Improvements thereon, in a state of good order and repair so as to comport with the general plan and esthetics of the Subdivision.

SECTION 2. LIVESTOCK. One (1) Future Farmers of America (“FFA”) or 4H approved animal per acre may be kept on a Lot, provided however that no poultry or any kind, swine, or non-domestic animal (as determined to be such in the sole discretion of the ACC) shall be raised, bred, or kept on any Lot. One horse per acre owned may be kept on a Lot. All livestock including horses shall be stalled or penned so as to allow supplemental feeding. No overgrazing/grubbing of lot will be allowed. Consistent with its use as a residence, dogs, cats or other household pets may be kept on a Lot (which shall include in the aggregate not more than two (2) such adult animals). All animals shall be confined in such a manner so that no animal is allowed to roam freely within the subdivision. No animals kept on a Lot shall be kept, bred or maintained for any business purposes and shall be permitted only if such animals do not otherwise cause a nuisance. Household pets and FFA or 4H approved livestock permitted hereunder shall be subject to the rules and regulations adopted by the Association through its Board of Directors which may by declaration impose stricter standards than those contained in this Section 2 of Article VI.

SECTION 3. NUISANCES. No noxious or offensive condition, use, or activity including but not limited to, any trailer houses or trailer parks, junk or scrap metal yard, waste material business, any dumping, disposal, incineration or reduction of garbage or refuse, and any fire, bankruptcy or auction sale or garage sale operation shall be carried out upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to Occupants of the Subdivision. The ACC or the Board of Directors of the Association is hereby authorized to determine what constitutes a “nuisance” and impose stricter definitions of same.

SECTION 4. STORAGE AND REPAIR OF VEHICLES. No aircraft, boat, boat rigging, or other watercraft; tractor, trailer, motorhome, recreational vehicle, camping unit, or suchlike; truck larger than a three-quarter (3/4) ton pickup; bus; unused or inoperable automobile; towable or self-propelled machinery or equipment; or other offensive objects shall be parked or kept in the street in front of, on the side of, or otherwise on any Lot, unless such vehicle is stored within a garage or totally screened, but in any event, completely out of sight from the streets, Waterways, and all residences. No Owner of any Lot in the Subdivision or any visitor or guest of any Owner shall be permitted to perform work on automobiles, other vehicles, and watercraft in driveways or streets other than work of a temporary nature. As used in this Section 4, the term “temporary” shall mean that the vehicle or watercraft shall not remain in driveways or streets in excess of a total of forty-eight (48) hours per month. All parking other than “temporary” parking shall be within the building lines shown on the recorded Subdivision plat and screened from any streets, Waterfronts, and other residences. Exceptions are as follows:

- (a) Vehicles and watercraft allowed as hereinabove described; and

- (b) Parking incident to construction or repair of Improvements, including a house or houses in the immediate vicinity, or for the servicing or, or delivery of goods and merchandise to such house or houses.

SECTION 5. PERMITTED HOURS FOR CONSTRUCTION. Except in an emergency or when other unusual circumstances exist as determined by the ACC, outside construction work or noisy interior construction work shall be permitted only between the hours of 7:00 am and 9:00 pm local time.

SECTION 6. DISPOSAL OF TRASH. No trash, rubbish, garbage, manure, debris, noxious, hazardous, or offensive material of any kind including, but not limited to, grass cuttings and tree limbs, shall be kept or allowed to remain on any Lot, nor shall any Lot be used or maintained as a dumping ground for such materials, nor shall such materials be placed or dumped into the storm sewer system or Waterway. All such matter shall be placed in sanitary refuse containers constructed of metal, plastic or masonry materials with tight-fitting covers or lids and placed in an area adequately Screened, by planting or fencing, from the streets, other residences, the Common Areas, Waterway, and Reserves. Compost piles, for use as fertilizer, may be maintained provided they are kept in a sanitary manner and properly screened and located so that they are not visible from any street, the Waterway, or other residences within the Subdivision.

Equipment used for temporary storage and/or disposal of such material prior to removal shall be kept in a clean and sanitary condition and shall comply with all prevailing laws and regulations, as well as those which may be promulgated in the future by any federal, state, county, municipal or other governmental body with regard to environmental quality and waste disposal. In a manner consistent with good housekeeping, the Owner of each Lot shall remove such prohibited matter from his Lot at regular intervals, at his expense. No storage area shall be permitted between any residence or building on Lot and the street.

SECTION 7, CONSTRUCTION USE. No building or other structure, except when incidental to construction, shall be moved onto any Lot without written permission from the ACC, and any temporary building or structure moved onto any Lot incident to construction shall be promptly removed upon completion of construction work. No stumps, trees, underbrush or any refuse of any kind, or scrap materials from Improvements being erected on any Lot or building site shall be placed on or in any streets or Easements or on any other Lots or Commons Areas. All such material, if not disposed of immediately, shall be removed from the Property and disposed of immediately upon completion of said Improvements. Temporary structures used as building offices or for other related purposes during the construction period must be inconspicuous and slightly. Each Lot shall be maintained in a neat, clean and orderly condition by the Building during construction until the sale of the house is closed and by the Owner thereafter. No portion of construction of one Lot shall encroach upon another Lot.

SECTION 8. BUILDING MATERIALS. No Lot shall be used for the storage of any building materials whatsoever, except that material to be used in the construction of Improvements erected upon a Lot may be placed upon such Lot at the time construction is commenced, and then such material shall be placed completely within the property lines of the Lot or building site upon which Improvements are to be erected. Building materials may remain on a Lot for a reasonable time, so long as the construction progresses without undue delay, after which time such materials shall either be removed from the Lot or stored in a suitable enclosure on the Lot. Under no circumstances shall building materials be placed or stored on the street, or placed between the pavement and property line or on the Waterfront or Back Property Line.

SECTION 9. MINERAL PRODUCTION. Subject to the provisions of Article VII, Section 8, no drilling, development operations, refining, quarrying or mining operations of any kind shall be permitted upon any Lot, nor shall oil and/or gas wells, tanks, tunnels, mineral excavations or shafts be permitted upon any Lot. No derrick or other structure designed for use in boring for oil, gas, or minerals shall be permitted upon any Lot.

SECTION 10. INDUSTRIAL USE. Industrial use of the Lots is prohibited. No use shall be permitted which is offensive by reason of odor, fumes, dust, smoke, noise or pollution, or which is dangerous or hazardous by reason of likelihood of fire, explosion, or pollution.

SECTION 11. EXCAVATIONS. No excavations shall be made and no sand, gravel or soil shall be removed from the Lots except in connection with a grading and/or building plan (as approved by the ACC).

SECTION 12. TREES. No healthy, live tree shall be cut or felled except as required for construction work with approval of the ACC. Should any tree be removed for any other reason, another tree of similar type or kind shall be planted to replace such loss.

SECTION 13. ANTENNA USE – RESIDENTIAL OR COMMERCIAL ANTENNA. No exterior television, radio or other antenna or device of any type (including but not limited to ham radio antennae and parabolic receivers) shall be erected, constructed, placed, or permitted on or shall remain on any Lot or Improvement, or otherwise be constructed on any Lot, unless and until the same shall have been approved in writing by the ACC. All of the foregoing items shall be wholly concealed so as not to be viewed from the street or from any other Lot. Notwithstanding the foregoing, up to two (2) small satellite receiver dishes are permitted per Lot.

SECTION 14. LANDSCAPE USE. All landscaping plans shall be submitted to the ACC for approval. All landscaping shall complement the architectural design of the residence. Landscaping shall be completed within three (3) months after construction of residence on Lot is completed, unless special exception is given by the ACC in writing.

SECTION 15. STORAGE. No Lot shall be used for the storage of commercial products, liquid, solid or otherwise, except the “Building Materials” as described in Section 8 of this Article VI.

SECTION 16. COMMON AREAS. The Common Areas shall be used only for recreational and related community purposes as shall more particularly be set forth in this Declaration or amendments hereto, or for such purposes as may be hereafter established by the Association. The Association, acting through its Board of Directors, shall have the right and power to enforce use restrictions over such Common Areas.

SECTION 17. MISCELLANEOUS. No privy or cesspool shall be placed or maintained in the Subdivision. Whenever a residence is established on any Lot, all toilets and other sewerage outlets shall be connected to an individual septic system meeting the standards for and approved by the appropriate governmental authorities. The outdoor drying of clothes or other materials is prohibited.

SECTION 18. WINDOW AIR CONDITIONERS OR HEATERS. No window or wall type air conditioners or heaters shall be permitted to be used, erected or maintained on or in any building in any part of the Lot, except that the ACC may, at its discretion, permit window or wall type air conditioners or heaters to be installed if such units, when installed, shall not be visible from public view, such permission to be granted in writing.

SECTION 19. LOT USE. Lots in the Subdivision may not be re-subdivided into building sites. Whole lots may be combined so as to create a single residential Lot or homesite, and the entire area resulting from any such combination shall be treated as a single residential Lot, as if originally platted as such on said map or plat of the Subdivision (except as further provided for herein), and in such cases, the side Lot lines between the Lots or fractions of Lots combined shall not be deemed to be side Lot lines for building setback purposes, such combinations being permissible only if whole Lots are combined with adjoining or contiguous whole Lots. Any such combined Lots shall thereafter have one vote for purposes of Association Membership, but shall continue to bear separate assessments for each of the original lots so combined.

SECTION 20. RESTRICTED RESERVES. Restricted Reserves may be used only in a manner similar to Common Areas or for recreational uses, provided such meet all requirements of this Declaration, or any other governmental body having jurisdiction over such.

SECTION 21. FIREARMS. No Owner shall use any portion of the Subdivision, or permit Lot to be used, for hunting purposes, or discharge from any portion of the Subdivision, or permit to be discharged from owner’s lot, any rifle, shotgun, pistol or other firearm, or any bow and arrow, or any other device or weapon designed to fire or shoot any projectile.

SECTION 22. OPEN FIRES. No owner shall build in the Subdivision, or permit to be built on its Lot, any open fire; provided, however, that this Section 22 shall not

prohibit the use by any Owner or Occupant of a residence of an interior fireplace or of a small and safe outdoor cooking facility, but only (i) within the Owner's or Occupant's Lot or such areas as may, from time to time, be designated for such purpose by the Association, and (ii) in strict compliance with the instructions as may be provided in the manufacturer's or vendor's manuals for such cooking facilities.

SECTION 23. CABLE. In the event that communications services and facilities are made available to any of said Lots by means of an underground cable system, the company furnishing such services and facilities shall have two (2) foot easement along and centered on the underground wire or cable when and as installed by said company from and at a right angle to the utility easement nearest to the point of connection on the permanent Improvement or structure constructed, or to be constructed, upon said Lot, and in a direct line from said nearest utility easement to said point of connection.

SECTION 24. UTILITY EASEMENTS. Easements for installation and maintenance of utilities are reserved as shown and provided for on most recently recorded plat and no structure shall be erected on any said easements. Underground water, electric, and telephone service shall be available to all Lots in the Subdivision. No obstruction may be placed on or near any interior Lot line which will impede the flow of water along any sewer, drainage easement, or depression utilized to provide proper drainage for the adjacent Lot. The right is hereby granted to the Association and/or any governmental unit with jurisdiction over such, or its successors to remove any obstruction that will impede such flow.

ARTICLE VII. ARCHITECTURAL RESTRICTIONS

All architectural and landscaping shall conform to the esthetic and general design of the Subdivision. All architectural controls set forth in this Declaration and hereafter created by the ACC shall be strictly enforced and liberally construed in favor of the Association.

SECTION 1. TYPE OF RESIDENCE. Only one detached single family residence which is not more than two (2) stories or the appearance thereof above the flood plain elevation according to the Federal Flood Plain F.I.R.M (Flood Insurance Rate Map) in existence at the time construction of such building commences is permitted per Lot. Nothing herein shall be construed to prohibit the use of the attic space in any residence for additional living area, if such use is permitted by the City of Pattison. All residences shall have a garage area for at least two (2) cars; garage(s) may not be converted to living space. Carports on Lots are prohibited unless approved in writing by the ACC in conjunction with an aforementioned garage. All Improvement shall be of new construction, and no structure shall be moved from another location onto any Lot. All Improvements must be kept in good repair, finished, stained and/or must be painted when necessary and maintained to preserve their attractiveness in accordance with Section 5 of

this Article VII. No garage or other out-building shall be built or placed on any Lot unless approved in advance by the ACC.

SECTION 2. LIVING AREA REQUIREMENTS. The interior living area of the residential structure (exclusive of porches, decking, terraces, patios, driveways, and garages and out-buildings approved by the ACC) satisfying the minimum elevation requirements (as per Section 3, below this Article VII) for Lots in Section 1 are as follows:

- (a) Two story dwelling – 2,500 square foot minimum, with a first story of at least 1,800 square feet.
- (b) One story dwelling – 1,800 square foot minimum.

SECTION 3. MINIMUM ELEVATION. The Improvements, including any building placed or erected on any Lot for use and occupancy as a dwelling, shall be constructed in compliance with all federal, state and local regulations and standards, and satisfy all mandatory minimum elevation requirements as to the interior living area of the residential structure.

SECTION 4. LOCATION OF RESIDENCE. All setback lines and Easements as of the date hereof are recorded on the Subdivision plat. The ACC has the authority to require that all Improvements on Lots be staked out and that such citing be approved by the ACC before any tree cutting is done or any construction site work is begun. No building shall be located on any Lot nearer to the bank or shoreline of any Waterway than the minimum building setback line shown on the recorded Subdivision plat. Unless otherwise approved by the ACC in writing, all residences, especially those on corner Lots, shall face the street on which they front. No carport shall be constructed up on a Lot, however, a porte cochere may be attached to any garage which is set back from the front wall of the main residential structure no less than sixteen(16) feet and is under the second story comprising an integral part of such main residential structure.

SECTION 5. TYPE OF CONSTRUCTION. Unless otherwise approved by the ACC, at least fifty percent (50%) of the exterior wall area of all residences, excluding detached garages, gables and door openings, must be Hardie Plank, brick, stone, or masonry. The remaining area shall be of brick, stone, or Hardie Plank. Stucco may be used with approval of the ACC, which also has the right to require that the stucco be painted. No garage or accessory building shall exceed the dwelling in height to which it is appurtenant, without the written consent of the ACC. Every garage and permitted accessory building (except a greenhouse) shall correspond in style and architecture with the dwelling to which it appurtenant. Greenhouses must be approved by the ACC. No structure of any kind or character which incorporates wood construction on the exterior shall be erected on any Lot unless such structure receives at least two (2) coats of paint, stain or finish at the time of construction (and is thereafter maintained), unless the exterior is of redwood, cedar or other weather resistant materials, which also may require treatment, as approved by the ACC in writing. Any light-colored exterior surfaces must be maintained so that mold, mildew, soil or other discolorations, especially so that the

lower few vertical feet of the exterior do not remain discolored. Failure to maintain will be enforced under Section 22 of Article VII of this Declaration.

SECTION 6. WATERWAY. The Waterway(s) shall be maintained and must comply with all applicable rules, regulations, ordinances, orders, decrees, statutes, and other laws and requirements (including, without limitation, such restrictions as, health, safety or zoning codes or ordinances) (collectively, "Legal Requirements") of any special district, city, county, state, federal or other governmental or quasi-governmental agency, board, bureau, commission, court, department, or other authority ("Governmental Authority") having jurisdiction over the construction, ownership or operation of such. No pier shall be constructed from a Lot to or over a Waterway.

SECTION 7. DRIVEWAYS. On each Lot, the Builder shall construct, during the construction of the slab, and the Owner shall maintain at Owner's sole expense, the driveway from the garage to the abutting street, which may be the street on which the residence fronts or the side street, including the portion of the driveway in the street easement. The Builder or Owner shall repair at their own expense any damage occasioned by connecting the driveway to the street. All driveways shall be reinforced aggregate concrete or an optional but acceptable surfacing (brick, texture, or Bomanite). Asphalt paving is not acceptable. No motor courts are allowed in order to minimize the effects of excess pavement and in order to restrict the view of recreational vehicles and the like from the street. Paved sidewalks are not required on a Lot.

SECTION 8. WATER AND SEPTIC SYSTEMS. Central water service is available for all Lots, hence no private wells or cisterns are permitted in the Subdivision. Each owner shall install and maintain a septic system on each Owner's Lot, which septic system shall meet the legal requirements of the City of Pattison and other governmental authorities at all times.

SECTION 9. ROOF MATERIAL. Roofs may take a variety of forms; gabled and hipped roofs are preferable. Mansard roofs and other types of "exotic" roof forms may not be used unless by special written consent of the ACC. Roof materials may be standing seam metal (factory finished steel, MIN264A tarn metal or copper), metal shingles, marble, clay tile, slate, or a minimum 240 pound composition, fiberglass or asphalt, shingles shall be in a black blend or dark brown color range. No corrugated metal or fiberglass roofs are permitted. Any fiberglass or asphalt single roofs should have a covered valley, unless an uncovered valley is approved by the Committee. Wood shingles of any type are not allowed. The minimum allowable roof pitch shall be 4 in 12, except where a roof garden or deck is called for. Shed type roofs are prohibited. Ridge venting should be primarily employed.

SECTION 10. FENCES. No Fence or wall shall be erected on any Lot nearer to the street than the building setback lines as shown on the Subdivision Plat, other than stipulated in this Section 10 of Article VII. The erection of a chain link fence is prohibited. The standard of Interior Fences on the perimeter of a Lot shall be of wood, masonry, masonry and wrought iron, wrought iron, masonry and wood, build in

accordance with the ACC approved standards and not more than six feet (6') in height; wire fences may be used for the purposes if the same are approved in advance by the ACC and are not conspicuous. Perimeter fences to the Subdivision shall be uniform, solid in nature, and shall be of wood, masonry, masonry and wrought iron, wrought iron, and masonry and wood, built in accordance with the ACC approved standards and design not more than eight feet (8') in height, and shall strictly conform with plans therefore to be provided by the ACC as the size, shape, color, and height, and shall be consistent in appearance with those used as the boundary of the Subdivision. Fences facing a waterway or swimming pool containing gates shall be equipped with child resistant latches meeting Legal Requirements. Notwithstanding the foregoing, brick and stone columns may be erected up to twelve inches (12") higher than the maximum fence height for the particular area. All hedgerows or shrubs serving the same purpose as Fences shall conform to height limitations for Fences. Construction materials shall conform to those approved by the ACC.

SECTION 11. GRASS, SHRUBBERY AND FENCING. The Owner of each Lot as part of construction thereon shall sod, spot sod or sprig, with Hybrid St. Augustine, Bermuda, or other approved grasses, the area between the front of the residence (and also the side of the residence if a corner Lot) and the curb line of the abutting street(s) unless otherwise approved by the ACC. Before and after construction, all Lots shall be kept at all times in a sanitary, healthful and attractive condition, and the Owner or Occupant of all Lots shall keep all weeds and grass thereon cut. Dead or damaged trees on each lot shall be promptly removed, treated, or repaired by the Owner thereof. The ACC or Association, without liability to the Owners, may cause such trees to be treated, repaired or removed at Owner's expense, if Owner fails to do so after written request by the Association or the ACC to the Owner. Declarant may designate fill areas into which materials specified by Declarant may be placed with approval of the ACC. The ACC may require plants or other Screens around boxes, transformers, and/or other above-ground utility equipment. The Association shall maintain any landscaping placed on any public right-of-way adjacent to the Subdivision by Declarant or the Association. The Association shall have the right to enter upon the lots to plant, install, maintain, and replace such shrubbery or other screening devices if the Owner fails to do so, which shall constitute an obligation secured by a lien on said Lot in the same manner as provided in Section 22 of Article VII.

SECTION 12. SIGNS. No signs, billboards, posters or advertising devices of any kind shall be permitted on any Lot without prior written consent of the ACC, provided however one (1) 24" x 24" "for sale" or "for rent" sign shall be permitted in the front of each Lot, subject to approval of the ACC.

SECTION 13. RESERVED.

SECTION 14. MAILBOXES AND ADDRESS NUMBERS. Mailboxes and similar installations in the subdivision must be harmonious with its overall character and esthetics, and must conform to the guidelines of the ACC. Address numbers shall be displayed in a standard design created by the ACC, and pursuant to all Postal Regulations.

SECTION 15. PRIVATE UTILITY LINES AND POOLS. All electrical, telephone and other utility lines and facilities which are located on a Lot and are not owned by a governmental entity or a public utility company shall be installed in underground conduits or other underground facilities, unless otherwise approved in writing by the ACC. No above ground swimming pools are permitted in the Subdivision. In ground swimming pools shall be approved in advance by the ACC and shall conform to Legal Requirements.

SECTION 16. FOUNDATIONS. Foundations shall be concrete slab with specifications listing quantity, type, grades and placement of material to be used in the foundation and shall be subject to the prior approval of the ACC. Detached garage and outbuilding foundations will be subject to review on an individual basis, depending upon their location on the affected lot.

SECTION 17. TEMPORARY BUILDINGS. Temporary buildings or structures shall not be permitted on any Lot, with the following exception: Declarant may permit temporary toilet facilities, sales and construction offices and storage areas to be used in connection with the construction and sale of residences.

SECTION 18. TRAFFIC SIGHT AREAS. No Fences, Screens, shrubs, or other obstruction shall be allowed on any Lot which would impair safety or line of sight to traffic.

SECTION 19. MISCELLANEOUS. Each kitchen in each residence shall be equipped with a garbage disposal unit in serviceable condition. There shall be no decorative appurtenances or structures placed in front lawns of any Lot or visible from the street including, but not limited to, sculptures, bird baths, birdhouses, fountains or other decorative embellishments, unless such specific items have been approved in advance by the ACC. Improvements, including house and appurtenant structures, shall be painted in accordance with approved colors, grades of paint, and type to be established by the ACC and will further the uniform appearance of the Subdivision at all times. Repainting, in any other color or with different type or grade of paint than that originally used, shall be first expressly approved by the ACC.

SECTION 20. LAWN SPRINKLER SYSTEMS. Lawn sprinkler systems are recommended, however the design of such must be submitted for approval by the ACC. Lawn sprinkler systems must be installed in such a manner that they do not destroy the root systems of major trees and must be installed by a State licensed irrigator.

SECTION 21. FRAMING. All framing and structural materials, such as grades, types, design and patterns, including spacing and placement of subject materials, will be submitted to the City of Pattison for approval.

SECTION 22. ENFORCEMENT OF ARCHITECTURAL CONTROL STANDARDS AND ARCHITECTURAL RESTRICTIONS. In the event of a violation of any covenant herein by an Owner, Builder, or Occupant of any Lot, and continuance of such violation after ten (10) days written notice thereof, or which is otherwise in the opinion of the Association Board detrimental to the enjoyment of adjoining property, is unattractive, is a health or safety hazard, or a necessity for repair or painting is determined, or the doing of all other things necessary or desirable, in the opinion of the Association Board, consistent with the Restrictions is found, or in the event the Owner or Occupant has not proceeded with due diligence to commence and thereafter complete appropriate repairs and maintenance to improvements after such notice, the Association Board shall have the right (but not the obligation) to repair, maintain, and restore the Lot and the exterior of the residence and any other Improvement located thereon and charge the cost thereof to the Owner. To the extent necessary to prevent or to remedy rodent or insect infestation, diminish fire hazards, nuisance, or otherwise accomplish any of the above needed repairs, maintenance or restoration, the Association Board shall have the right, through its representatives, to enter up on any Lot, or Improvements located upon such Lot, and may within its discretion remedy the same, rendering a statement to the Owner of such Lot who shall be liable to the Association for the cost of work with respect thereto, together with interest thereon from thirty (30) days after the due date until paid at the highest non-usurious rate permitted by law, or if no such limitation is imposed, then at the rate of eighteen percent (18%) per annum and reasonable attorneys' fees for the collection thereof regardless of whether suit is instituted. The Owner agrees by the purchase of such Lot to pay such statement immediately, but not later than thirty (30) days from notice thereof. If such Owner should fail to reimburse the Declarant, ACC, or Association within thirty (30) days after receipt of a statement for such work, then the amount of such charge shall constitute a lien on the residence and Lot on which the work was performed. Such lien on the residence and Lot on which the work was performed shall be enforceable as any other assessment lien as provided in this Declaration. The Declarant, ACC, and Association, and their representatives shall not be liable or responsible, and are hereby expressly relieved from any liability for the performance of the foregoing.

ARTICLE VIII.
EASEMENTS

SECTION 1. EMERGENCY AND SERVICE VEHICLES. A blanket Easement is hereby granted to all police, fire protection, ambulance, and other emergency vehicles, and to garbage and trash collection in performance of their duties. Further, an easement is hereby granted to Declarant, the ACC, and the Pattison Oak Meadows HOA as well as to their respective officers, agents, employees and management personnel to enter any and all Lots to inspect and render any lawful service.

ARTICLE IX.
GENERAL PROVISIONS

SECTION 1. NO WAIVER. The Declarant, Association, ACC or any Owner shall have the right to enforce, by any proceeding at law or in equity, the terms, covenants, conditions and restrictions contained herein. Failure or forbearance by any such party to enforce any of the provisions herein contained shall in no event be deemed a waiver of the right to do so thereafter and all such rights are expressly reserved. Accordingly no Owner may maintain a defense of laches based upon any such prior inaction or forbearance.

SECTION 2. DURATION. These covenants shall run with the land and shall be binding upon all parties and all persons claiming by, through, or under them for a period of thirty (30) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by two-thirds (2/3) majority of all of the then Owners of the Lots has been recorded, agreeing to change, alter, or terminate the covenants herein, in whole or in part, prior to the respective renewal period and filed of record in the Office of the County Clerk of Waller County, Texas not more than six(6) months nor less than one (1) month prior to such expiration or renewal.

SECTION 3. SEVERABILITY. Invalidation of any one of these covenants by judgment or other court order shall in no way affect any other provisions, which shall remain binding and in full force and effect, except as to any terms and provisions which are so invalidated.

SECTION 4. GENDER AND GRAMMAR. The singular, whenever used herein, shall be construed to mean or include the plural when applicable, and the necessary grammatical changes required to the provisions hereof apply either to corporations (or other entities) or individuals, male or female, and shall in all cases be assumed as though in each case fully expressed.

SECTION 5. TITLES. The titles of this Declaration contained herein are for convenience only and shall not be used to construe, interpret or limit the meaning of any term or provision contained in this Declaration.

SECTION 6. AMENDMENT. As long as there is or are Outstanding Class B membership(s), Declarant may amend this Declaration unilaterally. This Declaration may also be amended by an instrument executed by the Owners of two-thirds (2/3) of all of the Lots.

SECTION. 7. EXECUTION BY THE ASSOCIATION. The Association, by joining in the execution hereof, agrees to be bound by all of the terms and provisions of this Declaration.

SECTION 8. ENFORCEMENT. The terms and provisions of this Declaration shall run with and bind the land in the Subdivision and shall inure to the benefit of, and be enforceable by: Declarant, the Association, the ACC, and the Owner of any Lot, and by their respective legal representatives, heirs, successors and assigns, if qualifying as an

Owner pursuant to Section 17 of Article I above. This Declaration may be enforced in any proceeding at law or in equity against any person or entity violating or threatening to violate any provision hereof, to enjoin or restrain such violation, or to recover damages, and against Property to enforce any lien created by this Declaration. The failure of Declarant, the Association, the ACC, or any Owner to enforce any term or provision of this Declaration shall never be deemed a waiver of the right to do so thereafter.

SECTION 9. INCORPORATION. All the terms and provisions of this Declaration shall be deemed and construed as being adopted in each and every contract, deed, or conveyance hereafter executed by Declarant or any other person or entity thereafter conveying all or any part of the land in the Subdivision, whether or not referred to therein, all estates conveyed therein and warranties of title contained therein shall be subject to all the terms and provisions of this Declaration.

SECTION 10. INSURANCE. The Association shall have the right, power and authority to obtain and maintain policies of insurance covering such risks, issued by such companies, upon such terms and with such deductibles as the Board may from time to time determine. Such insurance may include, but shall not be limited to, general liability insurance for bodily injury or property damage, contractual liability, host liquor liability, and other coverages found in broad form liability endorsements, fidelity insurance, non-owned automobile insurance and officers and directors liability insurance. The Association shall have the right, power and authority to adjust and settle any claim insured against, under, and to receive and disburse any insurance proceeds payable pursuant to any policy obtained by the Association in such manner as the Board may solely determine.

SECTION 11. LIABILITY. Notwithstanding anything to the contrary, neither Declarant, the ACC, nor the Association, nor any person acting on their behalf with regard to the matters set forth in this instrument, including, but not limited to: the Declarant, the Board of Directors of the Association, any of the ACC members, or any person engaged by them to act hereunder, as well as their successors and assigns, shall have any liability hereunder to any third party, including the Owners, with respect to any act of commission or omission except for gross negligence or willful misconduct. To the fullest extent permitted by law, Each Owner and every person claiming by, through, or under same, fully waives all rights of subrogation with respect to any policy of insurance to the fullest extent permitted law, but only to the extent that the same does not invalidate the applicable insurance policy, such subrogation rights being waived as against Declarant, the ACC and the Association, or any person acting on their behalf with regard to the matters set forth in this instrument including, but not limited to, the Board of Directors of the Association, any of their ACC members, or any person engaged by them to act hereunder, as well as their respective successors and assigns.

SECTION 12. NOTICES. Any notice to any Member, Occupant, or Owner under the provisions of this Declaration shall be deemed to have been properly given when hand delivered or mailed, postpaid to the last known address of the person who appears as a Member or Owner on the records of the Association at the time of such notice.

SECTION 13. INTERPRETATION. If any disagreement shall arise between Members as to the interpretation or application of this Declaration or any other documents related thereto, this disagreement shall be resolved by the Board and the determination of the Board shall be final and binding upon all members unless the determination of the Board was fraudulently induced or arbitrarily or capriciously rendered. This Declaration shall be liberally construed in favor of the Declarant or the Association.

SECTION 14. OMISSIONS. If any punctuation, word, clause, or sentence or provision necessary to give meaning, validity, or effect to any word, clause, sentence, or provision appearing in this Declaration shall be omitted herefrom or shall be misstated, then it is hereby declared that such was unintentional and that the omitted or misstated punctuation, word, clause, sentence or provision shall be supplied by inference.

SECTION 15. AMENDMENTS BY DECLARANT. In addition to any other rights of the Declarant to change, alter, or amend this Declaration contained hereinabove, the Declarant shall have, and reserves the right at any time and from time to time, without the joinder by, or consent of any other party, to amend this Declaration by any instrument in writing duly signed, acknowledged and filed for record for the purpose of correcting any typographical or grammatical error, ambiguity or inconsistency appearing herein, provided that any such amendment shall be consistent with and in furtherance of the general plan and scheme of development as evidenced by this Declaration and shall not impair or affect the vested property or other rights of any Owner or such Owner's mortgagee.

SECTION 16. DECLARANT'S USES. Declarant may, and hereby reserves the right to, conduct its administrative activities and marketing program for the Subdivision from any location within the Subdivision, whether from permanent or temporary facilities.

SECTION 17. VARIANCES. Declarant in its sole discretion, is hereby permitted to approve at the request of the ACC, deviations in all use and architectural restrictions concerning building area, location of Improvements on the Lots, and building materials used in construction of Improvements on the Lots in instances where in the Declarant's sole judgment and discretion, such deviation will result in a more beneficial common use. Such approvals must be granted in writing by Declarant and when granted will automatically amend such restrictions, only insofar as the restrictions apply to the Lot for which the variance was requested. Declarant is under no obligation to consider or grant variances. However, all variances shall comply with Legal Requirements.

A Lot Owner may request a variance, if addressed to the ACC in writing. The ACC shall have thirty (30) days of receipt of such written request to act and if the ACC does not so act, such request shall be deemed to have been denied.

ARTICLE X.
ANNEXATION AND ADDITIONS

SECTION 1. ANNEXATIONS BY DECLARANT. As the Owner thereof, or if not the Owner, with the consent of the Owner thereof, Declarant shall have the unilateral right, privilege and option, from time to time and at any time until the expiration of thirty(30) years from the date this Declaration is recorded, to extend the provisions of this Declaration and the jurisdiction of the Association, whether in fee simply or leasehold, by filing in the Waller County Real Property Records, a supplemental amendment annexing additional lands. Such supplemental amendment to this declaration shall not require the vote of Members or approval of any person, other than the Declarant or its successor. Any such annexation shall be effective upon the filing for record of such supplemental amendment, unless otherwise provided therein to the contrary.

SECTION 2. ANNEXATION ASSIGNMENT OR TRANSFER. Declarant shall have the unilateral right to assign or transfer to any other person the said right, privilege, and option to annex additional property which is herein reserved to the Declarant, provided that such transferee or assignee shall be the developer of at least a portion of said lands to be annexed hereunder.

SECTION 3. ADDITIONS BY DECLARANT. The Declarant, its successors and assigns, shall have the right to bring within the scheme of this Declaration additional properties in future stages of development (including, without limitation, subsequent sections of the Subdivision).

SECTION 4. MERGERS. Upon a merger or consolidation of the Association with another association, the Association's properties, rights and obligations may be transferred to another surviving or consolidated association or, alternatively, the properties, rights and obligations of another association may be added to the properties, rights and obligations of the Association as a surviving corporation pursuant to merger. The surviving or consolidated association shall administer the covenants and restrictions applicable to the properties of the other association as one scheme. No such merger or consolidation, however, shall affect any revocation, change or addition to the covenants established by this Declaration or any Supplemental Declaration.

SECTION 5. OTHER ASSOCIATION PRIVILIGES. The Declarant or the Board of Directors of the Association may negotiate and contract the name of the Association for the use of properties or facilities of other Associations or Subdivisions including, but not limited to, swimming pools or tennis course, or other recreational facilities. All Members shall abide by any such contract, and the rules and regulations of that association or subdivision as they relate to the properties or facilities to be used. Said contract shall not affect any revocation, change, or addition to the covenants established by this Declaration or any by Supplemental Declaration.

THIS DECLARATION is executed on this dates of respective acknowledgments hereinafter set forth, but is effective this ___ day of _____, 2016.

For La Mancha, Ltd.

By: John Thuman, President

STATE OF TEXAS COUNTY OF WALLER

This instrument was acknowledged before me this ___ day of _____ 2016, by John Thuman who presented himself as the duly elected and empowered representative La Mancha Ltd, being the developer of THE OAK MEADOWS subdivision.

Notary Public

Notary Public, State of Texas My commission expires: _____

Agreed To, Ratified, and Affirmed by the Association this ___ day of _____, 2016.

Kevin Cessac, President

STATE OF TEXAS COUNTY OF WALLER

This instrument was acknowledged before me this ___ day of _____ 2016, by the above listed board member, Kevin Cessac, presenting himself as a duly elected and empowered representatives of THE OAK MEADOWS Property Owners Association, Inc., a Texas non-profit corporation, in behalf of such corporation.

Notary Public

Notary Public, State of Texas My commission expires: _____

Lynn Wieck , Secretary

This instrument was acknowledged before me this ___ day of _____ 2016, by the above listed board member, Lynn Wieck, presenting herself as a duly elected and empowered representatives of THE OAK MEADOWS Property Owners Association, Inc., a Texas non-profit corporation, in behalf of such corporation.

Notary Public

Notary Public, State of Texas My commission expires: _____

Wayne Kircher , Treasurer

This instrument was acknowledged before me this ___ day of _____ 2016, by the above listed board member, Wayne Kircher, presenting himself as a duly elected and empowered representatives of THE OAK MEADOWS Property Owners Association, Inc., a Texas non-profit corporation, in behalf of such corporation.

Notary Public

Notary Public, State of Texas My commission expires: _____

Alberto Navarro,

STATE OF TEXAS COUNTY OF WALLER

This instrument was acknowledged before me this ___ day of _____ 2016, by the above listed board member, Albert Navarro, presenting himself as a duly elected and empowered representatives of THE OAK MEADOWS Property Owners Association, Inc., a Texas non-profit corporation, in behalf of such corporation.

Notary Public

Notary Public, State of Texas My commission expires: _____