

Lennox, Texas

A. EASEMENTS, BUILDING SETBACK LINES AND DECK INFORMATION AS PER RECORDED PLAT.

B. USE OF PROPERTY

1. All lots shall be known and used exclusively for residential purposes.

2. No more than one single family dwelling unit, not to exceed two stories, shall be erected, placed or permitted to remain on any residential lot and no structure of a temporary character (trailer, tent, bus, shack, barn, garage, or other out building) shall be used on any lot at any time as a residence, either temporarily or permanently. Mobile homes with no less than 600 square feet of living area will be permitted on lots 1 $\frac{1}{2}$ through 2 $\frac{1}{2}$ only, and must be permanently affixed, skirted, and tied down.

3. In the event of common ownership of more than one lot and the construction of one building on more than one lot, the combined area owned shall be considered as one lot for these purposes. No structure subject to flood damage shall be located below the known high water mark.

4. No residence of less than 1,000 square feet of living area, excluding porch area and garage, shall be erected or constructed on any lot.

5. No animals except household pets and/or animals used for 4H or FFA projects or show purposes, constituting no more than $\frac{1}{2}$ animal unit per household which shall be contingent upon seller's approval, shall be kept or maintained on any lot.

6. No weapon will be discharged in Wood Hollow Lake Estates.

7. Residences must be constructed to face toward the front of the lot.

8. No lot shall be re-subdivided and no lot shall be used as a refuse ground. Trash, garbage and other waste materials shall be kept in sanitary containers. All storage equipment for disposal of such material shall be kept in a clean, sanitary condition and no noxious or offensive trade or activity shall be carried on upon any residential lot; nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood.

9. No outdoor toilets shall be erected, placed or permitted to remain on any lot. All individual sewage disposal systems shall be located, constructed and equipped in accordance with standards and requirements which are substantially equal to, or exceed, the minimum requirements for such systems as recommended by the State Department of Health and Real County Sewage Disposal Regulations.

10. The building shall be neat in appearance and no building or structure shall be constructed or placed on the premises that shall be considered detrimental to the development. Wood exterior shall be stained or painted with two coats of paint or stain, and all residences must be completed within 180 days from the beginning date of construction. All house plans shall be approved in writing by seller prior to construction or placement on lot.

11. No sign shall be erected, placed or permitted to remain on any residential lot except, however, a standard real estate "For Sale" sign, not to exceed 16" x 2 $\frac{1}{2}$ " may be erected.

ACKNOWLEDGMENT

I/We have read and understand the above restrictions and acknowledge receipt of a copy of same.