

## DEED RESTRICTIONS ELEVATION ESTATES PHASE 2

THURMAN DEVELOPMENT, LLC, AS OWNER OF ALL LOTS IN ELEVATION ESTATES, PHASE 2, A SUBDIVISION IN PARKER COUNTY, TEXAS (REFERRED TO AS "GRANTOR" BELOW) MAKES AND ESTABLISHES THE FOLLOWING RESTRICTIONS, REQUIREMENTS AND PROVISIONS TO APPLY TO ALL LOTS IN ELEVATION ESTATES, PHASE 2, A SUBDIVISION IN PARKER COUNTY, TEXAS. GRANTOR RESERVES THE RIGHT, IN ITS SOLE DISCRETION, TO GRANT VARIANCES TO ANY RESTRICTION, REQUIREMENT OR PROVISION IN THESE DEED RESTRICTIONS FOR SO LONG AS GRANTOR OWNS AT LEAST ONE LOT IN ELEVATION ESTATES, PHASE 2.

### I. GENERAL

ONLY ONE SINGLE FAMILY RESIDENCE AND INCIDENTAL OUTBUILDING SHALL BE CONSTRUCTED OR PERMITTED ON ANY LOT . NO LOT AND NO RESIDENCE OR OUTBUILDING LOCATED THEREON SHALL EVER BE USED FOR OTHER THAN A SINGLE FAMILY RESIDENCE OR PURPOSES INCIDENTAL THERETO.

NO GARAGE OR OUTBUILDING ON ANY TRACT SHALL BE USED AS A RESIDENCE OR LIVING QUARTERS, TEMPORARILY OR OTHERWISE, EXCEPT AFTER THE PRIMARY RESIDENCE IS COMPLETED, AND THEN SUCH OUTBUILDINGS MAY BE UTILIZED FOR SERVANTS ENGAGED ON THE PREMISES AND/OR BONA FIDE RELATIVES WHO MAKE THEIR HOME WITH THE OWNER OF THE TRACT.

NO RESIDENCE SHALL EVER BE CONSTRUCTED FOR MULTI-FAMILY PURPOSES.

NO MOBILE HOMES OR MOVABLE HOUSING OF ANY TYPE SHALL EVER BE PERMITTED EXCEPT A TRAVEL TRAILER OR PORTABLE SALES OFFICE BY THE DEVELOPER. PORTABLE TEMPORARY SALES OFFICES FOR BUILDERS MAY BE ALLOWED ON A CASE BY CASE BASIS BUT MUST BE APPROVED BY GRANTOR. ONE RECREATIONAL VEHICLE MAY BE PARKED AT THE REAR OF THE PROPERTY WITH PROPER SCREENING. IT MAY NOT BE USED AS A RESIDENCE.

ALL PLANS AND SPECIFICATIONS FOR CONSTRUCTION MUST BE APPROVED BY THE GRANTOR , THURMAN DEVELOPMENT ,LLC AND WHEN THURMAN SO ELECTS TO PASS CONTROL TO AN ARCHITECTURAL CONTROL COMMITTEE. THE COMMITTEE WILL BE ELECTED BY A SIMPLE MAJORITY OF VOTES OF LAND OWNERS IN ELEVATION ESTATES, PHASE 2, WITH EACH TRACT HAVING 1 VOTE.THE COMMITTEE SHALL HAVE 2 MEMBERS AND BE ELECTED FOR A TERM OF 1 YEAR.

NO LOT SHALL, FOR PRIVATE OR COMMERCIAL USE, BE USED AS A LANDING FIELD OR AREA FOR AIRCRAFT OF ANY NATURE TO TAKE-OFF OR LAND.

NO LOT MAY BE SUBDIVIDED IN ANY FASHION EXCEPT BY GRANTOR OR BY ANY PERSON OWNING TWO OR MORE ADJOINING LOTS WHO MAY CONSOLIDATE SUCH LOTS INTO ONE BUILD SITE, WITH THE EXPRESS RIGHT OF CONSTRUCTING IMPROVEMENTS AS OTHERWISE PERMITTED IN THIS DECLARATION

PLACEMENT OF CULVERTS FOR DRIVEWAYS MUST COMPLY WITH THE CULVERT SIZE CHART AS SPECIFIED FOR THE DEVELOPMENT. CULVERTS MUST BE PLACED IN THE FLOW LINE OF THE BAR DITCH. THE GRADE OF THE DITCH MAY NOT BE CHANGED BY THE CONTRACTOR.INSTALLING A CULVERT THAT IS NOT IN THE ORIGINAL FLOW LINE MAY RESULT IN REMOVAL AND REPLACEMENT AT GRANTEE'S SOLE EXPENSE.DEVELOPER WILL INSPECT CULVERT INSTALLATION UPON REQUEST.

ANY ROAD DAMAGE FROM CONTRACTOR, LOT OWNER OR BUILDER WILL BE THE RESPONSIBILITY OF THE GRANTEE OF THE LOT. DEVELOPER WILL NOTIFY ANY LOT OWNER OF ROAD DAMAGE AND REPAIR COSTS WILL BE BILLED TO THE GRANTEE. PAYMENT IS DUE UPON RECEIPT

ALL CONTRACTORS MUST CALL 811 FOR LOCATION OF UTILITIES BEFORE ANY EXCAVATION. ANY LOT WITH PIPELINE EASEMENTS MUST HAVE COORDINATION WITH THE PIPELINE COMPANY WHEN CROSSING THE EASEMENT WITH FENCING OR OTHER STRUCTURES.

NO SHORT TERM RENTALS OF RESIDENCES IN ELEVATION ESTATES, PHASE 2 ARE ALLOWED.

### II. CONSTRUCTION

**CONSTRUCTION OF RESIDENCE, GARAGES, AND OUT-BUILDINGS.** METAL BUILDINGS, AND METAL SHOPS ARE ALLOWED UNDER THE FOLLOWING RULES; 1. THE BUILDING MUST BE ON THE BACK OF THE LOT AND NOT A VISIBLE INTERFERENCE TO THE NEIGHBORING LOTS. 2. THE BUILDING FLOOR SQUARE FOOTAGE IS LIMITED TO 2000 TOTAL UNDER ROOF.THIS INCLUDES ANY CARPORTS OR ATTACHED ROOF TO THE MAIN ROOF.THE SPECIAL EXCEPTION TO THIS RULE IS THE METAL BUILDING THAT WAS ALREADY CONSTRUCTED IN PHASE 2. IT IS OVER 2000 SQ FT AND WILL BE ALLOWED TO REMAIN. DEVELOPER MAY ELECT TO USE THIS BUILDING FOR STORAGE AND MAINTENANCE OF HIS EQUIPMENT. 3. BUILDINGS CANNOT BE BUILT UNTIL THE HOUSE IS CONSTRUCTED OR UNDER CONSTRUCTION. 4. BUILDINGS CANNOT EXCEED AN EXTERIOR WALL HEIGHT OF 16FT. 5. THE FRONT OF THE BUILDING MUST BE COLOR AND STYLE MATCHING THE HOUSE UNLESS THE BUILDING IS COMPLETELY SCREENED FROM VIEW FROM THE ROAD WITH TREES, SHRUBS OR OTHER ACCEPTABLE MATERIAL TO GRANTOR. 6. SIDES OF THE BUILDING MUST BE SCREENED WITH PLANTINGS APPROVED BY GRANTOR IF VISIBLE FROM THE ROAD. 7. BUILDING CORNICES MUST BE FINISHED. 8. SETBACKS FROM SIDE AND REAR PROPERTY LINES ARE THE SAME AS HOUSES 15 FT SIDE, 40 FT FRONT 15 FT REAR.(THESE ARE FROM THE PROPERTY LINES NOT THE ROAD) 8. ALL

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BUILDINGS MUST BE FROM SUITABLE MATERIAL APPROVED BY GRANTOR OR ARCHITECTURAL CONTROL. NO GALVANIZED OR QUONSET HUT TYPE BUILDINGS ARE ALLOWED. **METAL BUILDINGS MAY NOT BE USED AS A RESIDENCE OR LIVING QUARTERS.**

**CONSTRUCTION OF RESIDENCE.** THE EXTERIOR MATERIAL OF ANY RESIDENCE SHALL BE A MINIMUM OF 80% MASONRY OR SIMILAR CONSTRUCTION (STUCCO, THIN VENEER STONE, CEMENT FIBER SIDING OR SMART SIDING) MASONITE IS NOT ALLOWED EXCEPT UNDER COVERED PORCHES. WINDOWS, DOORS, CORNICES AND COLUMNS ARE EXCLUDED FROM THIS REQUIREMENT. CEMENT FIBER (HARDIBACKER OR COMPARABLE) DOES QUALIFY AS MASONRY ONLY IF USED IN BOARD AND BATTEN STYLE. CEDAR IS ALSO ACCEPTABLE ON UPPER FLOOR DORMERS. LAP SIDING EITHER CEMENT FIBER (HARDIEBACKER OR COMPARABLE), CEDAR OR COMPARABLE SHALL BE ALLOWED ON GABLE ENDS AND DORMERS. MASONITE OR OTHER FIBER OR COMPOSITION TYPE SIDING IS PROHIBITED. METAL SIDING IS PROHIBITED ON HOUSES. IN NO EVENT WILL THE UNDERSIGNED ALLOW LOG FINISH OR DOME TYPE CONSTRUCTION. SIDING WILL NOT BE ALLOWED AS AN EXTERIOR FINISH MATERIAL EXCEPT AS NOTED. ANY PROSPECTIVE BUYER SO DESIRING A DEVIATION FROM THE MASONRY RULE MUST SHOW NEED DUE TO ARCHITECTURAL DESIGN AND GET PERMISSION FROM THE UNDERSIGNED IN WRITING BEFORE COMMENCING WITH ANY DEVIATION FROM THE MASONRY RULE. CEDAR COLUMNS AND ENTRANCES WILL BE ALLOWED BUT MUST BE APPROVED.

**GUEST HOUSES OR POOL HOUSES.** ANY ADDITIONAL STRUCTURE TO BE USED AS A LIVING SPACE MUST MEET THE SAME RESTRICTIONS AS THE BASE RESIDENCE AND SUBJECT TO THE SAME APPROVAL PROCESS. ANY LIVING SPACE MAY NOT BE METAL CONSTRUCTION. IT MUST MATCH THE CONSTRUCTION OF THE ORIGINAL HOUSE. NO GUEST HOUSE OR POOL HOUSE MAY BE USED AS A RENTAL PROPERTY

**ROOF PITCH.** THE ROOF MUST HAVE A MINIMUM PITCH OF 10 INCH RISE FOR 12 INCH RUN FROM SIDE TO SIDE AND 8 INCH RISE FOR 12 INCH RUN FROM FRONT TO BACK. FAILURE TO INSTALL THE CORRECT PITCH ROOF CAN RESULT IN REMOVAL AND REPLACEMENT AT GRANTORS REQUEST AND GRANTEE'S SOLE EXPENSE.

**REQUIRED SIZE OF RESIDENCE.** ANY RESIDENCE ERRECTED SHALL HAVE A MINIMUM FLOOR AREA OF NOT LESS THAN 2,000 SQUARE FEET. FLOOR AREA, AS THAT TERM IS USED ABOVE. THIS REFERS TO THE LIVING FLOOR AREA OF THE RESIDENCE ONLY. IT DOES NOT INCLUDE THE FLOOR AREA OF THE OUTBUILDINGS, SERVANTS QUARTERS, ATTICS OR GARAGES.

ANY IMPROVEMENTS COMMENCED UPON A LOT SHALL BE COMPLETED WITHIN 12 MONTHS OF COMMENCEMENT. NO BUILDING MATERIALS OF ANY KIND SHALL BE PLACED OR STORED UPON ANY LOT UNTIL THE OWNER OF SUCH LOT IS READY TO COMMENCE IMPROVEMENTS, AND THEN THE MATERIALS MUST BE PLACED WITHIN THE PROPERTY LINES OF THE LOT WHICH THE IMPROVEMENTS ARE TO BE ERRECTED AND SHALL NOT BE PLACED ON THE STREET OR BETWEEN THE ROAD SURFACE AND THE PROPERTY LINE.

ALL RESIDENTIAL DWELLINGS MUST HAVE AT LEAST A TWO CAR GARAGE. FRONT ENTRY GARAGES ARE NOT ALLOWED. ALL GARAGES MUST BE SIDE OR REAR ENTRY. GARAGES OR OTHER OUT-BUILDINGS MUST HAVE PLANS SUBMITTED IN WRITING AND MUST BE PRE-APPROVED BY GRANTOR OR ITS ASSIGNEE. FAILURE TO HAVE PLAN PRE-APPROVED MAY RESULT IN FORCED REMOVAL OF ALL STRUCTURES AT GRANTORS WILL AT GRANTEE'S EXPENSE. SHOPS AT THE REAR OF THE PROPERTY MAY HAVE FRONT ENTRY.

NO MORE THAN ONE STORAGE BUILDING MAY BE CONSTRUCTED ON A LOT. ALL OUT BUILDINGS SUBMITTED TO GRANTOR OR ITS ASSIGNEE FOR APPROVAL MUST INCLUDE A SITE PLAN AND SCALE DRAWING OR BUILDING DATA SHEET FROM THE MANUFACTURER. MASONRY SIDING MUST BE APPROVED BY THE GRANTOR. SMALL PORTABLE STORAGE BUILDINGS MAY BE EXEMPTED FROM THE MASONRY RULES BUT ARE LIMITED TO 300 SQ FT. THEY MUST BE PAINTED TO MATCH EXTERIOR COLORS OF THE HOUSE.

**FENCES** MAY BE CONSTRUCTED ON A LOT ONLY WITH A SITE PLAN OF THE PROPOSED FENCE, INCLUDING MATERIALS LIST AND APPROVAL IN WRITING BY GRANTOR OR HIS ASSIGNEE. IT MAY NOT CREATE A SAFETY HAZARD OR CREATE A SIGHT LINE HAZARD AT ANY INTERSECTION AND MAY NOT BE CLOSER TO THE FRONT LOT LINE THAN THE FRONT OF THE RESIDENTIAL DWELLING. ACCEPTABLE FENCING FOR THE NEIGHBORHOOD IS WELDED PIPE RAILS WITH NON-CLIMB WIRE OR CATTLE PANEL ATTACHED. PIPE RAIL WITH CABLE CROSS SECTION IS ALSO ALLOWED. CHAIN LINK FENCING, BARB WIRE OR T-POST FENCING IS STRICTLY PROHIBITED. PRIVACY FENCING IS ONLY PERMITTED AROUND IMMEDIATE BACKYARD POOL AREA OR PATIO AREA AND MAY NOT ENCOMPASS MORE THAN A 50'X50' AREA OR AS NECESSARY TO ENCLOSE A SWIMMING POOL AREA. ANY WOOD PRIVACY FENCE MUST BE CONSTRUCTED OF CEDAR OR REDWOOD TO AVOID LONG TERM DEGREDEATION AND BE STAINED OR SEALED. ANY FENCE CONSTRUCTED WITHOUT PRIOR WRITTEN APPROVAL OR OF PROHIBITED MATERIALS WILL BE SUBJECT TO REMOVAL BY GRANTOR AT GRANTEE'S SOLE EXPENSE.

**SEWER SYSTEM.** THERE SHALL BE CONSTRUCTED IN CONNECTION WITH THE RESIDENTIAL BUILDING A PLUMBING SYSTEM OR SYSTEMS THAT COMPLY WITH THE RULES AND REGULATIONS PROMULGATED BY THE TEXAS DEPARTMENT OF PUBLIC HEALTH AND APPROVED BY THE PARKER COUNTY HEALTH DEPARTMENT.

**COMPLETION.** ANY RESIDENCE MUST BE COMPLETED WITHIN 12 MONTHS OF START OF CONSTRUCTION.

**NATURAL COVER.** ALL NATURAL TREE COVER SHOULD BE MAINTAINED WHENEVER POSSIBLE. TREES MAY BE REMOVED FOR NEW HOME CONSTRUCTION, SWIMMING POOLS, DRIVEWAYS AND OTHER SIMILAR STRUCTURES. UNDERBRUSH AND UNDESIRABLE LOW VEGETATION MAY BE REMOVED AT OWNER'S DISCRETION. LARGE SCALE REMOVAL OF TREES ON ANY LOT IS STRICTLY PROHIBITED. REMOVAL OF LARGE TREES OVER 10" DIAMETER NOT NECESSARY FOR CONSTRUCTION MUST BE APPROVED BY GRANTOR.

**SET-BACK FROM STREET AND SIDE LINE.** NO RESIDENCE OR STRUCTURE SHALL BE PERMITTED OR CONSTRUCTED CLOSER OR NEARER TO AN ADJOINING STREET THAN 40 FEET (STREET IS DEFINED AS THE ENTIRE 60 FT ROAD RIGHT OF WAY WHICH CONNECTS TO THE FRONT OR SIDE

PROPERTY BOUNDARY, NOT THE EDGE OF PAVEMENT).(CERTAIN LOTS WILL BE GRANTED A SETBACK VARIANCE DUE TO TOPOGRAPHIC NECESSITY AND WILL BE SPECIFIED BY GRANTOR) NO RESIDENCE OR STRUCTURE SHALL BE PERMITTED OR CONSTRUCTED NEARER THAN 15 FEET TO ANY SIDELINES OR BOUNDARY LINE OF THE SUBJECT LOT. ON CORNER LOTS, STRUCTURES MUST BE A MINIMUM OF 40 FEET FROM THE FRONT STREET AND 40 FEET FROM THE SIDE STREET. ANY RESIDENCE CONSTRUCTED ON THE SUBJECT LOT SHALL FRONT ON THE STREET ON WHICH IT IS LOCATED.

**GARAGES.** ALL GARAGES SHALL HAVE SIDE OR REAR ENTRANCES ONLY. J SWING GARAGES WILL BE PERMITTED ON NARROW LOTS. SHOPS OR DETACHED GARAGES LOCATED AT THE FAR REAR OF THE PROPERTY MAY HAVE A FRONT ENTRANCE IF APPROVED BY THE GRANTOR OR ARCHITECTURAL CONTROL COMMITTEE.

**STORMWATER.** ALL NEW CONSTRUCTION MUST PROVIDE EROSION CONTROL AND STORMWATER SILT PREVENTION AS PART OF THE CONSTRUCTION PROCESS. GRANTEES MUST INSTALL TEMPORARY CULVERTS ON ALL NEW CONSTRUCTION SITES AND INSTALL EROSION CONTROL MEASURES UNTIL NEW CONSTRUCTION IS COMPLETED AND VEGETATION IS INSTALLED.GRANTEES ARE REQUIRED TO SEED OR SOD THE BARDITCH IN FRONT OF THEIR RESPECTIVE PROPERTIES AND ESTABLISH VEGETATION TO STOP EROSION. FAILURE TO CONTROL EROSION AND /OR CAUSING EROSION OF THE BARDITCH AREA DUE TO LACK OF EROSION CONTROL MEASURES WILL SUBJECT GRANTEES TO BEING CHARGED BY GRANTOR FOR THE COSTS OF REMEDIATION. GRANTEES ARE LIABLE FOR ANY COSTS INCURRED DUE TO THEIR LACK OF PROPEER STORMWATER CONTROL

### III. PROHIBITED ACTS

NO RESIDENCE OR BUILDINGS OF ANY CHARACTER MAY BE MOVED FROM ANY LOCATION OUTSIDE THE SUBJECT LOT TO THE SUBJECT LOT EXCEPT FOR ONE 300 SQUARE FOOT OR LESS STORAGE BUILDING WITH WRITTEN APPROVAL FROM GRANTOR OR HIS ASSIGNEE. THE BUILDING MUST BE NEW CONSTRUCTION.THIS BUILDING MUST BE PLACED WITHIN THE BUILDING SETBACK LINES.

INOPERABLE OR ABANDONED VEHICLES MAY NOT BE PARKED UPON ANY LOT OR STREET. HOBBY OR PROJECT VEHICLES MUST BE GARAGED OR KEPT WELL SCREENED OUT OF VIEW OF NEIGHBORS AND THE STREET. STORING MULTIPLE INOPERABLE VEHICLES OUTSIDE IS STRICTLY PROHIBITED.

NO OUTSIDE ANTENNAS OR ANY STRUCTURE OF ANY KIND MAY BE ERECTED MORE THAN 20 FEET HIGHER THAN THE HIGHEST POINT OF ANY STRUCTURE.

NO TRASH MAY BE STORED ON THE LOTS FOR MORE THAN ONE WEEK, EXCEPT CONSTRUCTION DEBRIS WHICH MUST BE REMOVED IN A TIMELY MANNER. ALL CONSTRUCTION DEBRIS MUST BE KEPT IN A CONTAINER OR DUMPSTER.FAILURE TO KEEP CONSTRUCTION DEBRIS CONTAINED WILL RESULT IN ASSESSMENTS FOR THE COST OF CLEANUP.

NO RECREATIONAL VEHICLE, BUS OR OTHER VEHICLE, BOAT, TRAILER, TENT, SHACK, BARN, TREE HOUSE, APPROVED STORAGE BUILDING OR OTHER OUT-BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARY OR PERMANENT. RECREATIONAL VEHICLES, BOATS, BUSES, MACHINERY, EQUIPMENT, BOAT TRAILERS, HORSE TRAILERS, CAMPERS AND PERSONAL WATERCRAFT SHALL BE STORED ONLY IN UNOBTRUSIVE LOCATIONS AT THE REAR OF THE PROPERTY IF AND AFTER CONSTRUCTION OF PRIMARY RESIDENCE IS COMPLETED.IF STORAGE OF THESE ITEMS CREATES A SUBSTANTIAL VISUAL DETRACTION FOR AN ADJACENT LAND OWNER, SCREENING OF THE ITEMS WITH PLANTINGS OF SHRUBS AND TREES WILL BE REQUIRED.IF THE ITEMS ARE PARKED INDOORS. NO SCREENING WILL BE REQUIRED. LARGE SCALE STORAGE OF ANY MACHINERY, EQUIPMENT, VEHICLES, BOATS, BUSES, RECREATIONAL VEHICLES, TRAILERS OR OTHER SUCH ITEMS IS PROHIBITED.

GRANTOR RESERVES THE RIGHT TO ALLOW LIMITED OUTDOOR STORAGE OF CERTAIN ITEMS ON A CASE BY CASE BASIS. NEATLY KEPT LIMITED ITEMS WILL BE ALLOWED. LARGE AND UNSIGHTLY AND/OR MULTIPLE ITEMS WILL BE PROHIBITED. NO LOT WILL EVER BE ALLOWED TO HAVE A "JUNKYARD" "APPEARANCE WITH MULTIPLE ITEMS RANDOMLY STORED. STORAGE OF ANY LARGE ITEM WHICH IMPEDES THE SCENIC VIEW OF A NEIGHBOR WILL BE PROHIBITED UNLESS IT IS APPROVED BY GRANTOR OR ARCHITECTURAL CONTROL COMMITTEE AND COMPLETELY SCREENED WITH PLANTINGS. SCREEN PLANTINGS WILL NEED TO BE SUBSTANTIAL SIZE (6 FT OR LARGER) AND PLANTED CLOSE ENOUGH TO CREATE A FULL SCREEN WITHIN A SHORT AMOUNT OF TIME. PLANTING SMALL 1 OR 5 GALLON SHRUBS OR TREES DO NOT QUALIFY AS SCREENING. LOCATION OF THE ITEMS MUST BE MADE WITH CONSIDERATION FOR NEIGHBORING LOTS AND EVERY ATTEMPT WILL BE MADE TO NOT INTERFERE WITH THE SCENIC VIEWS OF ADJACENT LANDOWNERS. ALL LARGE ITEMS MUST BE STORED IN UNOBTRUSIVE LOCATIONS ON THE PROPERTY OR WILL BE SUBJECT TO REMOVAL.

NO OBNOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CONDUCTED OR ENGAGED IN WHICH IS OR MAY BECOME A NUISANCE TO OTHER OWNERS, NOR SHALL ANYTHING BE DONE TENDING TO CAUSE EMBARRASSMENT, DISCOMFORT, ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD, INCLUDING COMMON AREAS, OTHER HOMESITES, EASEMENT AREAS OR RESIDENCES.

CAMPING SHALL BE PERMITTED ON THE PROPERTY ONLY BY LOT OWNERS FOR A MAXIMUM 2 DAYS AT A TIME.ANY CAMPING TENTS OR STRUCTURES SHALL BE REMOVED AFTER 2 DAYS.NO ONE SHALL BE ALLOWED TO PERMANENTLY CAMP AT OR UPON THEIR PROPERTY

SIGNS. ANY SIGN VISIBLE FROM ANY STREET MUST BE APPROVED BY GRANTOR SAVE AND EXCEPT SEASONAL GREETING SIGNS, NATIONAL OR LOCAL HOLIDAY OBSERVANCES OR PROFESSIONAL REAL ESTATE SIGNS NOT TO EXCEED 5 SQUARE FEET. ANY SIGN NOT IN COMPLIANCE OR DEEMED OFFENSIVE BY GRANTOR WILL BE REMOVED BY GRANTOR AT HIS DISCRETION. APPROVED BUILDERS IN THE BUILDERS PROGRAM HAVE THE RIGHT TO DISPLAY SIGNAGE PROMOTING SALE OF THEIR PROPERTIES IN THE SUBDIVISION AS APPROVED BY GRANTOR. LANDOWNERS HAVE THE ABSOLUTE RIGHT TO RESPECTFULLY DISPLAY THE AMERICAN FLAG AT THEIR DISCRETION.NO ONE SHALL HAVE THE RIGHT TO DESECRATE THE

AMERICAN FLAG AT ANY TIME OR DISRESPECTFULLY DISPLAY IT. GRANTOR SHALL HAVE THE RIGHT TO REMOVE ANY DISRESPECTFULLY DISPLAYED FLAGS AT ANY TIME WITHOUT LANDOWNERS CONSENT.

#### IV. EASEMENT RESERVED

GRANTOR RESERVES UNTO HIMSELF AND HIS ASSIGNS, AN EASEMENT IN, ON AND OVER AN AREA LOCATED WITHIN TEN FEET OF THE OUTSIDE PERIMETER OR BOUNDARY OF THE LOT CONVEYED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING, OR PERMITTING THE CONSTRUCTION AND MAINTENANCE OF ANY PIPELINES, CONDUITS, TELEPHONE, ELECTRIC LIGHT POLES AND SUCH OTHER EQUIPMENT NECESSARY TO PROVIDE UTILITY SERVICES. GRANTOR EXPRESSLY RESERVES THE RIGHT TO ASSIGN TO THIRD PARTY ALL RIGHTS RESERVED WITH RESPECT TO EASEMENTS OR AS OTHERWISE NOTED ON THE RECORDED PLAT.

#### V. MISCELLANEOUS

THE CONSTRUCTION OR MAINTANCE OF BILLBOARDS OR AND/OR POSTER BOARDS ON ANY LOT PARCEL OF LAND IN ELEVATION ESTATES, PHASE 2, IS PROHIBITED EXCEPT SIGNS NOT EXCEEDING FIVE SQUARE FEET IN SIZE ADVERTISING THE PROPERTY SHOWN ON SAID MAP FOR SALE ARE PERMITTED. GRANTOR RESERVES THE RIGHT TO PLACE BILL BOARDS ON LOTS TO ADERTISE THE SUBDIVISION.

EACH RESIDENCE WILL BE SERVED BY THE PRIVTE WATER SYSTEM. WELLS ARE PROHIBITED SINCE THEY WILL INTERFERE WITH WELL SPACING REQUIREMENTS ON THE MUNICIPAL WELLS LOCATED ON THE PROPERTY.

EACH LOT SHALL BE KEPT AND MAINTAINED IN A NEAT AND ORDERLY CONDITION, WITH WEEDS, GRASS AND/OR UNSIGHTLY GROWTH PROPERLY CONTROLLED. GRASS MUST BE KEPT AT A HEIGHT NOT TO EXCEED 12". NO JUNK OR DEBRIS MATERIAL OF ANY KIND SHALL BE STORED ON A LOT OTHER THAN IN AN APPROVED ENCLOSED STRUCTURE. FIREWOOD AND BICYCLES MAY BE STORED IN REAR YARDS ONLY, NO TRASH OR REFUSE SHALL BE ALLOWED TO ACCUMULATE AND REMAIN UPON ANY LOT. TRASH SHALL ONLY BE KEPT IN SANITARY CONTAINERS SO AS TO PREVENT INTRUSION BY ANIMALS. IN THE EVENT ANY LOT IS NOT PROPERLY MAINTAINED, OR CLEANED UP WITHIN 30 DAYS AFTER NOTICE OF VIOLATION IS GIVEN, GRANTOR MAY CLEAN UP SUCH LOT OR HIRE OUTSIDE SERVICES TO DO SO AND CHARGE THE LOT OWNER FOR SUCH SERVICES. UNPAID FEES SHALL BECOME A CHARGE AND LIEN UPON SUCH LOT.

ALL VEHICLES MUST BE PARKED IN THE GARAGE OR ON THE DRIVEWAY OF A LOT PROVIDED, HOWEVER, THAT NEITHER THE DRIVEWAY, NOR FRONT OR BACK YARDS OF LOTS SHALL BE USED TO PARK OR STORE DAMAGED, WRECKED OR INOPERABLE CARS OR OTHER UNSIGHTLY ITEMS.

NO POTENTIALLY DANGEROUS PETS SUCH AS LIONS, TIGERS, WOLVES OR BEARS SHALL BE PERMITTED. ANY UNUSUAL ANIMALS WILL REQUIRE WRITTEN CONSENT FROM THE GRANTOR. CATS AND DOGS ARE ALLOWED BUT LIMITED TO 4 ADULT DOGS AND 4 ADULT CATS.

THE RAISING OR KEEPING OF LIVESTOCK FOR COMMERCIAL PURPOSES SHALL BE EXPRESSLY PROHIBITED. HORSES, DONKEYS, SHEEP AND GOATS SHALL BE PERMITTED. PROVIDED SAME ARE MAINTAINED IN A CLEAN AND SANITARY CONDITION, AND TO THE EXTENT OF THE TOTAL ACREAGE ALLOWABLE FOR LIVE STOCK, SHALL BE LIMITED TO ONE ANIMAL PER ACRE CONVEYED OR BY WRITTEN CONSENT OF THE GRANTOR.

NO ROOSTERS OR FIGHTING CHICKENS OF ANY TYPE SHALL BE PERMITTED. UP TO 6 HENS ARE PERMITTED.

NO TRAILER, CAR, HOUSE TRAILER OR MOVABLE STRUCTURE SHALL EVER BE PARKED OR PLACED, TEMPORARILY OR OTHERWISE ON ANY LOT FOR USE AS A RESIDENCE, SERVANTS HOUSE OR LIVING QUARTERS.

ALL CONSTRUCTION SITES MUST HAVE TRASH IN CONTAINED RECEPTACLE. FAILURE TO MAINTAIN TRASH IN A CONTAINER MAY RESULT IN A CLEAN UP AND ADMINISTRATION FEE BY GRANTOR OF NO LESS THAN \$250.00.

NO LOT MAY BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE. ALL INCINERATORS OR EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN CLEAN AND SANITARY CONDITION.

NO LOT MAY BE USED AS A RACE TRACK OF ANY KIND.

MOTORCYCLES, 4 WHEELERS AND OTHER PERSONAL RECREATIONAL VEHICLES MAY NOT BE USED ON ANY LOT NOT OWNED BY THEM. IT IS IMPORTANT TO RESPECT THE NEIGHBORS WHEN USING THEM AND USE VEHICLES PROPERLY SILENCED. LOUD AND OBTRUSIVE VEHICLES (SUCH AS 2 STROKE MOTORCROSS BIKES) AND/ OR MULTIPLE VEHICLE USAGE THAT RESULTS IN COMPLAINTS WILL RESULT IN THE LOSS OF PRIVILEGE TO OPERATE SUCH VEHICLES ON THAT LOT.

#### VI. RIGHT TO ENFORCE AND AMEND

GRANTOR HEREIN RESERVES THE RIGHT UNTO ITSELF AND ITS ASSIGNEE ALL RIGHTS, POWER AND AUTHORITY TO ENFORCE THE PROVISIONS OF THESE RESTRICTIONS. GRANTOR EXPRESLY RESERVES AND SHALL BE PERMITTED TO ASSIGN OR GRANT TO THIRD PARTIES AND/OR

ANY ARCHITECTURAL CONTROL COMMITTEE THE AUTHORITY RESERVED BY THE GRANTOR HEREIN. FOR SO LONG AS GRANTOR OWNS AT LEAST ONE LOT IN ELEVATION ESTATES, PHASE 2, IT SHALL HAVE AND POSSESS FULL AUTHORITY TO AMEND, ALTER, GRANT VARIANCES AND ABROGATE ANY TERM, CONDITION OR REQUIREMENT SET FORTH IN THESE RESTRICTIONS.

**VII. RIGHT TO ASSIGN**

THE UNDERSIGNED MAY ASSIGN OR CONVEY BY APPROPRIATE INSTRUMENT TO ANY PERSON, CORPORATION OR ENTITY ANY OR ALL OF THE RIGHTS, RESERVATIONS, EASEMENTS AND PRIVILEGES HEREIN RESERVED BY IT OR IN ANY DEED OR WRITTEN INSTRUMENT HEREIN AUTHORIZED. WHEREUPON SUCH PERSON, CORPORATION OR ENTITY SHALL SUCCEED TO THE ASSIGNOR'S RIGHT AND BE BOUND BY ITS OBLIGATIONS AND IN LIKE MANNER AND UPON THE SAME CONDITIONS SUCH ASSIGNEE OR ANY SUBSEQUENT ASSIGNEE MAY ASSIGN THE SAME.

ENFORCEMENT OF THESE RESTRICTIONS MAY BE EITHER BY GRANTOR OR ANY INDIVIDUAL OR GROUP OF LANDOWNERS IN THE SUBDIVISION. ALL LANDOWNERS IN THE SUBDIVISION ARE LEGALLY BOUND BY THESE RESTRICTIONS AND SUBJECT TO THEM. ANY LEGAL ACTION NECESSARY TO ENFORCE COMPLIANCE OF THESE RESTRICTIONS WILL BE AT THE EXPENSE OF THE OFFENDING PARTY IF FOUND TO BE IN VIOLATION OF THE RESTRICTIONS.

These restrictions are to be filed with the recorded plat, but may be filed separately by Grantor.

Thurman Development, LLC

GRANTOR [Signature] DATE 7/25/2023  
BY: Lee Thurman Sole Member

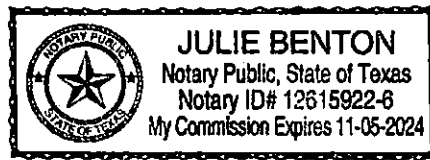
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF PARKER

Subscribed and sworn before me the 25th day of July, 2023 by Lee Thurman, Sole Member of Thurman Development, LLC.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

202321429  
08/15/2023 09:14 AM  
Fee: 42.00  
Lila Deakle, County Clerk  
Parker County, TX  
RESTRICT