PKP:A\REGDOC\D'Amico\GF#93-01-39926

946-01-1376

GENERAL WARRANTY DEED WITH VENDOR'S LIEN 9405788

BEAL PROPERTY RECORDS THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: COUNTY OF MONTGOMERY

THAT, Bill D'Amico, Trustee (hereinafter called "Grantor"), for and in consideration of the sum of ten and no/100 dollars (\$10.00) cash and other good and valuable consideration in hand paid by Pam Little Williamson (hereinafter called "Grantee"), whose address for mailing purposes is hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of a promissory note of even date herewith payable to Grantor in the original principal amount of \$21,000.00 (the "Note") which Note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by Grantee herein to John G. Cannon, Trustee; has granted, sold and conveyed, and by these presents does grant, sell and convey, unto Grantee all that certain lot, tract or parcel of land, together with all improvements thereon, described as follows:

Lot Three, (3), in Block One (1), of TRES, a subdivision of 63.611 acres of land in the Elijah Collard Survey, A-7, Montgomery County, Texas, according to the map or plat thereof, recorded in Plat Cabinet G as Sheet 39A, of the Map Records of Montgomery County, Texas.

This conveyance is made and accepted expressly subject to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities and is further made subject to all restrictions, covenants, conditions, agreements, assessments, maintenance charges, leases, easements, and previously conveyed or reserved mineral and royalty interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State. This conveyance is further made subject to the covenants, conditions and restrictions described on Exhibit "A" attached hereto which shall run with the land and bind all future owners of the property conveyed hereby.

To have and to hold the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's heirs, legal and personal representatives and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives, successors and assigns, to warrant and forever defend, all and singular the said property unto Grantee, Grantee's heirs, legal and personal representatives and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

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But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described Note, and all interest thereon, is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

Executed to be effective as of the 27th day of January 1994.

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the ATH day of

planty Bill DAMigo.

Sandra Stuckey STARY PUR Notary Public STATE OF TEXAS

NOTARY PUBLIC IN AND FOR My Corons, Exp. 9–13–97

THE STATE OF TEXAS

Grantee's Address:

220 N. Thompson, Suite 1040RIGINAL DIM Conroe, Texas 77301

RETURN TO:

REGENCY TITLE COMPANY 2200 Post Cak Blvd., Suite 100 Houston, TX 77056

PHONE NO. : 04212101416070640132

CNICITIONS

946-01-1378

RESTRICTIONS ON BLOCKS #1 AND #2. CONTAINING 18 LOTS.AND RESERVE A' IN A SUBDIVISION OF 63.611 ACRES OF LAND IN THE ELIJAH COLLARD SURVEY, A-7, MONTGOMERY COUNTY, TEXAS.

- (A) NO TRACT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES; PROVIDED THAT ANY TRACT MAY BE USED FOR THE ERECTION AND OPERATION OF A SALES OFFICE, CONSTRUCTION OFFICE, OR MODEL HOME. THE TERM "RESIDENTIAL PURPOSES" AS USED HEREIN SHALL BE HELD AND CONSTRUED TO EXCLUDE HOSPITALS, CLINICS, DUPLEX HOUSES, APARTMENT HOUSES, BOARDING HOUSES, HOTELS AND TO EXCLUDE COMMERCIAL AND PROFESSIONAL USES, WHETHER FROM HOMES, RESIDENCES OR OTHERWISE, AND ALL SUCH USES, OF SAID PROPERTY ARE HEREBY EXPRESSLY PROHIBITED. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY TRACT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED (3) STORIES IN HEIGHT, TOGETHER WITH A PRIVATE GARAGE OR CARPORT FOR NOT MORE THAN THREE (3) CARS AND SERVANT'S TYPE QUARTERS, WHICH MAY BE OCCUPIED BY AN INTEGRAL PART OF THE FAMILY OCCUPYING THE MAIN RESIDENCE OF THE BUILDING SITE, OR BY SERVANTS EMPLOYED ON THE PRE-MISES; AND (2) A TOOL SHED OR WORK SHOP AND/OR STABLES OR BARN, ATTACHED OR UNATTACHED TO THE RESIDENCE BUILDING.
- (B) NO IMPROVEMENTS OF ANY NATURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT ON THIS TRACT UNTIL THE PLANS, SPECI-FICATIONS AND PLOT PLANS SHOWING THE LOCATION OF SUCH IMPROVEMENTS. HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES ON THIS TRACT AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION BY THE ARCHITECT-URAL CONTROL COMMITTEE, ORIGINALLY CONSISTING OF BILL D'AMICO AND AGNES D'AMICO, THAT MAY BE EXPANDED TO INCLUDE UP TO THREE ADDITIONAL PROPERTY OWNERS, WHEN 3/4THS. OF THE PROPERTY IS SOLD. ANY STRUCTURE AND MEMBERSHIP CHANGE IN THE ARCHITECTURAL CONTROL COMMITTEE SHALL NOT BE EFFECTIVE UNTIL REDUCED TO WRITING AND RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE PARCHITECTURAL CONTROL COMMITTEE, THE REMAINING MEMBER SHALL HAVE stopped the proposed part of the proposed property of the control committee fails to the stopped property of the stopped p

- (C) EXCEPT AS MAY BE AUTHORIZED IN WRITING BY THE ARCHITECTURAL TO EXCEPT AS MAY BE AUTHORIZED IN WRITING BY THE ARCHITECTURAL CONTROL COMMITTEE, NO PORTION OF ANY BUILDING SHALL BE LOCATED NEARER to suppose of the stablished for each Lot included in these restrictions, as shown of the attached exhibit '.', that runs adjacent of the stablished for lake conrol drive' or nearer to the stablished for the stablished for each Lot included in these stablished exhibit '.', that runs adjacent of the stablished for th
 - (D) NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY OR LOUD NOISES (INCLUDING LOUD RADIO, T.V., STEREO FIXED OR MOBIL) SHALL BE CARRIED ON UPON THIS TRACT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
 - (E) NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, STABLE OR OUT-BUILDING ERECTED ON THIS TRACT OR ANY MOBILE UNIT INCLUDING VANS AND MOTORHOMES SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR WILL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

RESTRICTIONS CONT.

946-01-1379

ALL BUILDINGS SHALL DAVI LITHER CONCRETE SLARE ON SOLID BEAM FOUNDATIONS AND NO CONCRETE DLOCK OR BRICK PIER FOUNDATIONS SHALL BE USED WITH VOID SPACES OF WEEN PIERS ALONG THE LEONT SIDES OF BUILDING UNITS. ALL BUILDINGS SHALL HE CONSTRUCTED WITH BRICK OR STONL ON A COMBINATION OF THE TWO COVERING AT LEAST SIXTY (60%) PERCENT OF THE OUTSIDE WALL AREA, EXCEPT THAT AT THE SOLE OPTION OF THE ARCHITECTURAL CONTROL COMMETTEE, AN EXCEPTION MAY BE MADE THAT WOULD BE IN REPING WITH THE OVERHALL INTENTIONS OF THESE RESTRICTIONS, NO BUILDING SHALL BE ERECTED OF OF THE PREMISED AND MOVED FROM DITE PREMISED ONTO SUBJECT AND ALL BUILDING OR UNITS, SHALL BE CONSTRUCTED ON SAID PRIMISES. IN THE EVENT OF A MULTI-STORY DWITTING UNIT, THE GROUND FLOOR AREA, EXCLUSIVE OF CREET CONSAGE FIET.

NO GARAGE OR DAHMORT SHALL FACE AND OHEN TO "LAKE CONROLD DRIVE" AT LESS IMAM A NIMELY DEGREE ANGLE EXC HI THAT AT THE SOLL OPTION OF THE ARCHITECTURAL CONTROL COMMITTEE.

- (g) ALL ROADS, AND UNIVEWAYS OFF "LAKE CONNUC DRIVE" ARE TO BE CRUSHED LIMESTONE OR BILLIAM CHADE ROCK, TO ALL BUILDINGS. $\cdot\cdot\cdot$
- (H) NO HOUSING FOR GARAGE, SERVANT'S QUARTERS, OR OTHER NOR VICE FUNCTION OF THE DWELLING FEIGULE SHEET SALE BE ERRORD OR PLACED UPON ANY BUILDING SITE UNITE CONSTRUCTION OF THE DWELLING PROPER HAS BEEN STARTED AND IS ADJUALLY UNDERWAY. ALL RESIDENCES MUST BE COMPLETED WITHIN ONE YEAR OF STARTING DATE, AND BUILDING MUST BE OF GOOD STANDING IN THEIR PROFESSION. MUST BE KNOWN TO BO GUALITY WORK AND BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE. IF NEEDED, OWNERS ARE TO ALLOW A FIVE TOOT FASSMENT ON SIDE LINES OF SUBJECT HOMESITE FOR UNDERSPOUND TILETTIES.
- (1) AT ALL TIMES THOSE AREAS OF "LAKE CONTROL DRIVE" EASEMENT STRAIL BE MAINTAINED FROM ENGUMBRANGES BY PERSONAL ON PRIVATE PROPERTY OR PARKING OF PRESCRIBER VEHICLES AND SERVICE VEHICLES RELATING TO SUBJECT HOMESITE BURING AND ALLER CONSTRUCTION OF ANY IMPROVEMENTS ON THIS TRACT. NO CAMPERS. BOATS, TRAILERS, MOTOR HOMES, RECREATIONAL VEHICLES OF ANY TYPE OR NON-RUNNING VEHICLES ARE TO BE PARKED OR STORED WITHIN VIEW OF "LANE CONROL DRIVE", NOR IN THE FRONT OF ANY RESIDENCE.
- (J) NO ANIMALS, LIVESTOON, HORSES" OR POULTRY OF ANY KIND MIALS BE RAISED, BRED OR KEPT ON THE PROMERTY EXCEPT THAT DOGS, DATS OR OTHER COMMON HOUSEHOLD PELS MAY BE KIPT PROVIDED THAT THEY ARE NOT REFT. BRED OR MAINTAINED FOR COMMERCIAL PURPOSES. DOMMON HOUSE OF PETS MUST BE KEPT ON THE TRACT OR ON A LEASH AT ALL TIMES, **(HORSES AND SCHOOL SPONSORED OR AH CLUB PROJECTE MAY AF ALLOWED, PROVIDED THERE IS NOT MORE THAN AN AGGREGATE TOTAL OF ONE PER FIRST 1.5 ACRES AND ONE PER EACH ACDITIONAL ONE MALE ACRE (NET AREA OF FENCE) PASTURE AFTER DEDUCTING FOR RELATIVE SUPPORT STRUCTURES -I.E: BARN, STABLES ETC) THEREAFTER AND PROVIDING PASTURES, PAEDDONNS, BAPNS, PENS, STABLES. AND ALL IMPROVEMENTS FOR KEEFING ANIMALS, BE APPROVED IN WRITING BY THE ARCHITECTURAL CONTROL COMMITTEE). BY THE ARCHITECTURAL CONTROL COMMITTEE).
- (K) NO SECRETORS, VINDOS OR MALT LICHORS, TELEGAL OR PRESCRIP CONTROL DRUGS OR MEDICATION DITTERS, CAPABLE OR PRODUCING INTOXICATION OR ADDITION, SHALL OVERS OF SQUAD OF OFFERED FOR SALE ON ANY RESIDENATIAL TRACT NOS SHALL SALE GENERATOR OR ANY PART THEREOF BE USED FOR VIOLATION OF THE LAWS OF THE STATE OF OVERS. OR OF THE UNITED STATES, OR OF THE UNITED STATES, OR OF THE UNITED STATES, OR UNCONTO RIVER ABLUGBLY OF COMBON OF FIRE CODE, REGULATIONS, OR INSTRUCTION BLEATING TO OR ATTECTING THE USE, OCCUPANCY OR POSTILISATION OF ANY TRACT. SISSION OF ANY TRACT.
- (L) NO SIGNS CONSISTING OF ADVERTISING DISPLAY OR DEVICES OF ANY KIND SHALL BE IN PUBLIC VIEW, EXCEPT FOR BUILDER'S SIGNS DURING THE CONSTRUCTION AND SALES PERIOD ONLY, OR TO ADVERTISE A HOUSE FOR SALE, IN WHICH LATTER CASE ONE INSTALLATION ON THE BUILDING SITE OF NOT MORE THAN FIVE (5) SQUARE FEET OF SION SPACE SHALL BE ALLOWED.
- (M) NO OTE DRIEERING, OTE DEVELOPMENT OPERATIONS, CIE REFLATIOS, OUARRATING, OTE REFLATIONS OF ANY AIRE STALE DE PERMITTED, NOR SMALE OTE WEELS, TARKS, TUNNELS, MARKHAL SAGAVATIONS OR SHAFTS DE PERMITTED. NO DEPRIER OR OTHER STRUCTURE DESIGNED FOR DEL IN DOTTING OTE OF OTE OF OTE OF OTHER PERMITTED.

(R) TO PORTION OF ANY LEACT SHALL TO HER TO OR HAINTAINING A CAMPING GROUND OR THE DAMPING OF RESISM, FRASH, GARBAGE OF

EXHIBIT' A BUER SIC. Williamon 7/30/93 DATE

RESIRICTIONS CONT.

946-01-1380

OTHER WASTES: RUBBISH, TRASH, GARDAGE OR OTHER WASTES SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINING FOR FREQUENT REMOVAL BY THE OWNER, ALL INCINCRATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. IN NO CASE SHALL ANY OF THE ABOVE BE LOCATED WITHIN FIFTY (50) FFET OF ANY PROPERTY LINE, NOR VISABLE FROM "LAKE CONROE DRIVE".

(a) NO FENCE, WALL, HEDGE NOR ANY PERCOLA OR OTHER ATTACHED STRUCTURE OR TREE, MAY BE PLANTED NOR CONSTRUCTED BETWEEN ANY IMPROVEMENT (SEE (B) AND THE GLOSEST UTILITY OR ROAD EASEMENT FOR "LAKE CONROL GRIVE", NOR ANY ITEM SC PLACED ANYWHERE THAT WOULD BE THE SOLE CAUSE OF OBSCURING ON BLOCKING THE VIEW OF LAKE GUNROE FROM ANY PORTION OF THE 48.152 AGRE OVERALL TRACT.

ALL FENGEN, MAIL BOXES AND ANY OTHER OBJECT CONSTRUCTED OR PLACED ALONG THE "LAKE CONROL DRIVE" ROAD EASEMENT, WITHIN THE SPACE BE (WEEN SAID EASEMENT AND THE RECORDED BHILDING SET BACK LINE, SHALL REQUIRE THE PERMISSION AND WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. IT IS THE INTENT THAT THESE "FRONT" FENCES BE CONSTRUCTED OUT OF BRICK, WOOD OR WROUGHT INON ONLY. AS IN CONTRAST TOR EXAMPLE TO ALL TYPES OF WIRE FENCES, WIFN SAME ARE IN CLOSE VIEW OF "LAKE CONROL DRIVE".

IN NO CASE SHALL OUTSIDE CLOTHES LINES BE MAINTAINED WITHIN SIGHT OF "LAKE CONROL DRIVE".

- (P) NO SINGLE TAMILY DWELLING SHALL BE OCCUPIED FOR RESIDENCE PURPOSES UNLESS THE EXTERIOR AND INTERIOR OF SUCH DWELLING IS ENTIRELY FINISHED TO THE EXTERN REQUIRED BY THE ARCHITECTURAL CONTROL COMMITTEE, WHOSE APPROVAL IN WHITING IS REQUIRED BEFORE ANY RESIDENCE WHICH IS NOT INTIRELY COMPLETED SHALL BE OCCUPIED.
 - (6) FIREARMS DISCHARGE ARE EXPRESSLY PROMIBITED.
- (R) NO SIGHT-LINE LIMITATIONS MAY BE GREATED BY NEW PLANTS OR TRY NO SIGHIPLINE LIMITATIONS MAY 31 GREATED BY NEW PLANTS OR FENCES OR OTHER NEW OBSTRUCTIONS WHICH OBSTRUCT SIGHT LINES AT ELEVATIONS BETWEEN TWO AND SIX FEEL ABOVE THE ROADWAYS, WITHIN THE TRIANGULAR AREA FORMED BY ANY KOADWAY AND POINTS TWENTY FIVE FEET FROM THE INTERSECTION. NO THEE SHOULD REMAIN WITHIN SUCH DISTANCES, UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PRE-VENT CESTRUCTION OF SIGHT LINES.
- (S) THE ARGILITECTURAL CONTROL COMMITTEE AND ASSIGNS SHALL HAVE THE RIGHT TO ENFORCE, FY ANY PROBLEDING AT LAW OR IN EQUITY, ALL GOVERNMENTS, CONDITIONS, RESERVATIONS, LASEMENTS AND RESERVATIONS NOW OR HERCAFTER IMPOSED BY THE PROVISIONS OF THIS DEGLARATION. FAILURE TO ENFORCE ANY CONTAINED A WATVER OF THE RIGHT TO UP SO.
- (T) INVALIDATION OF ANY ONE OF THESE GOVERNARS OR RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PRO-VISIONS SHALL REMAIN IN FULL FORCE AND EFFECT.
- (II) THE BOWENANTS, MONDELLONG, RESTRICTIONS, (II) THE GOVENANTS, GONDELLONG, RESTRICTIONS, AND CASEMENTS OF THIS DEGLARATION SHALL RUNN WITH AND DEND THE PROPERTY AND SHALL INVERT TO THE DENCETT OF AND DE ENFORCEABLE BY ANY PROPERTY OWNER WITHIN THE SAID 48.152 ACRES CONTAINING EIGHTEEN LOTS AND RESERVE AT AND UNLESS AMENDED AS PROVIDED MEREIN, SHALL BE EFFECTIVE FOR A TERM OF TWENTY YEARS FROM THE DATE THIS DEGLARATION IS HECOMORD, AFTER WHICH TIME SAID COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUDGESSIVE PERIODS OF TEN YEARS. THE DOVENANTS, CONDITIONS, AND RESTRICTIONS OF THE DEGLARATION MAY BE AMENDED BY AN INSTRUMENT EXECUTED BY A MAJORITY VOTE OF THE ARCHITECTURAL CONTROL COMMITTEE OF THE 48.152 ACRE IRACI, NO AMENDMENT SHALL BE EFFECTIVE UNTIL RECORDED IN THE DEED RECORDS OF MONTOOMERY COUNTY. TEXAS. AND CASEMENTS OF
- (V) OWNERS OF EACH AND ALL LOTS AND RESERVE " A ", ACREE THAT SHOULD THE SELLER DECIDE OR OF REQUIRED TO FILE A SHOOTVISION RE-VISION PEAT FOR THE ADJACENT RESERVE "3" AND "0", THEY WILL JOIN IN THE EXECUTION OF SAID PLAT.

(F) NO RESIDENTIAL STRUCTURE ERECTED UPON THIS TRACT SHALL HAVE LESS THAN ONE AND ONE-HALF ACRES DEDICATED FOR AND USED AS THE RES-IDENTIAL HOMESITE, AND SUCH RESIDENCE SHALL CONSIST OF NOT MORE THAN ONE-FAMILY DWELLING ESTABLISHMENT. NO BUILDING ON THIS TRACT SHALL BE ERECTED UPON ANY BUILDING SITE, NOR ANY BUILDING ALTERED, PLACED OR PERMITTED TO REMAIN ON SUCH SITE OTHER THAN ONE DETACHED ONE-FAMILY DWELLING, TOGETHER WITH HOUSING SPACE FOR USUAL FAMILY REQUIREMENTS. SUCH AS GARAGE, HOUSEHOLD LAUNDRY, STORAGE, OR SERVANTS QUARTERS.
THE COVERED PART OF THE DWELLING PROPER, EXCLUSIVE OF GARAGE, SHALL CONTAIN NOT LESS THAN EIGHTEEN HUNDRED (1800) SOUARE FEET ON ONESTORY DWELLINGS. AND SHALL CONTAIN NOT LESS THAN TWO THOUSAND, FOUR HUNDRED (2,400) SQUARE FEET ON TWO STORY DWELLINGS. SAID SQUARE FOOT AREAS SHALL BE MEASURED EXCLUSIVE OF OPEN PORCHES, GARAGES AND SER-VANT'S QUARTERS. GARAGES MAY BE BUILT ATTACHED TO OR SEPARATE'.

EXHIBIT A

Pan Williamorn 7/30/93 BUYETZ SIG. DATE

FILED FOR PEDOD! 94 JAN 31 PM 4: 3'3 Roy Harris COUNTY CLERY MONTCOMERY COUNTY, TEXAS

STATE OF TEXAS COUNTY OF MONTGOMERY

COUNTY OF MUNICIONALTY

I hereby sentify that this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the afficial Bublic Records of Montgameny County, Texas.

JAN 3 1 1994



RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the hest photographic reproduction because of illegiblity, earbon photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded. RECORDER'S MEMORANDUM: