

## EXHIBIT "A"

This conveyance is made and accepted subject to the following conditions and restrictions:

- a. All tracts shall be used for single-family residential purposes only. The term "single-family residential" used herein shall be held and construed to exclude apartment houses, duplex houses and multi-family houses of any kind and such usage of the subject property is hereby expressly prohibited. Guest homes and guest quarters are allowed.
- b. It is expressly stipulated and agreed that no manufactured home, industrialized housing, mobile home, modular home or other type of off-site constructed housing, defined as such under the Texas Manufactured Housing Standards Act shall be placed on the property.
- c. The covenants, conditions, and restriction of this Declaration shall be effective for a term of 20 years from the date this Declaration is recorded, after which period the covenants, conditions, and restrictions shall be automatically extended for successive periods of 10 years subject to termination by an instrument signed by 100 percent of the Owners of land within the 37.010 acre "Parent Tract". The covenants, conditions, and restrictions of this Declaration may be amended by an instrument signed by 100 percent of such Owners. Neither shall any amendment nor any termination be effective until recorded in the deed records of Waller County, Texas, and all requisite governmental approvals, if any, have been obtained.