

SECTION I: ARCHITECTURAL CONTROL COMMITTEE

1. ARCHITECTURAL CONTROL: No building or other improvements shall be erected, placed or altered on any lot until the construction plans and specifications therefor and a plan showing the location of the structure upon the land have been approved by the Architectural Control Committee, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. Approval shall be provided for in Section I, paragraph 3, below.

2. ARCHITECTURAL CONTROL COMMITTEE: The Architectural Control Committee is composed of John R. Klaisman, Beatrice G. Kleirarn, Arnold E. Stonfield, and Emma K. Stanfield. A majority of the Committee may designate a representative to act for it. In the event of death, resignation, or inability to serve of any member of the Committee, the remaining members shall have full authority to designate a successor.

At such time as seventy (70%) per cent of the 171.006 acres and the 28.995 acres has been sold, the Architectural Control Committee shall designate at least one property owner in Bridgepoint Subdivision to serve as a member of the Committee, and who shall replace one existing member. At such time as one hundred (100%) per cent of the total acreage has been sold, and the Developer has received payment therefor, or sooner, at the choice, discretion, and election of the existing Architectural Control Committee, the Committee shall resign and appoint a successor Committee, composed of property owners within Bridgepoint Subdivision. At any time thereafter, the then record owners of a majority of the tracts in the subdivision shall have the power, through a written document placed of record in the Office of the County Clerk of Montgomery County, Texas, to change the membership of the Committee, or to withdraw from the Committee, or restore to it any of its powers and duties; provided, however, that in the event a Bridgepoint Civic Club is formed, meeting voting requirements therefor as set out in Section IV of this document, the managing officers and directors of such Club shall have exclusive authority to then appoint the Architectural Control Committee.

3. PROCEDURE: The Committee's approval or disapproval is required in these covenants shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the construction has been commenced by any person prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.

Examination of plans and specifications are subject to a fee charge as may be determined by the Architectural Control Committee or its designated representative.

The Committee shall at all times have authority to request additional data, including plans, specifications, and drawings, when, in the discretion of the Committee, said documents are necessary or helpful in determining whether or not the plans and specifications should be approved.

4. VARIANCES, DEVIATIONS AND EXCEPTIONS ALLOWED: The Architectural Control Committee may, in its discretion, approve variances, deviations and exceptions from any provision of this document, when, in the Committee's opinion and judgment, such approval is necessary or desirable for the purpose of fairness of enforcement and/or in the imposing of equitable conditions, and, also, when such change, variance, deviation or exception will result in more commonly beneficial use, and, yet, be in keeping with the over-all intent of this document. The provisions of this paragraph permit variances, deviations and changes by the Committee of building lines and easements, as well as any other provisions of this document.

SECTION II: GENERAL CONSTRUCTION RESTRICTIONS

1. **EASEMENTS:** Easements created, written or otherwise dedicated on this property are permanent, and are not subject to time limitations set out in this document. Easements are to be described, written and referred to in the various deeds of lots or tracts of land in this subdivision, and are for the purpose of providing utilities, installation, operation, maintenance, and service thereof for the residents of this subdivision, and, in addition, portions of streets and roads shall be usable for the purpose of installation, operation and maintenance of utilities. Title to all utility systems shall remain vested in the person, firm, corporation, political subdivision, or other authority having due and legal authority to install, own and operate such system, and no ownership therein, nor any part thereof, shall pass to any owner of property in this subdivision. The owners of utility systems shall have prior rights in the use of the Easements as described and as herein referred to, as against the owner of the land within the subdivision. The Developer or any utility company using Easements herein provided for shall not be liable for damages done by them, their agents or employees, to shrubbery, trees, flowers, or any improvements situated upon the land covered by said Easement.

2. **BUILDING SITES:** The terms "building site", "lot" and "tract", as used in this document, shall be synonymous. A building site consists of a parcel of land within the subdivision as described in the deed from the Developer to a purchaser.

No building site shall be used for more than one single family dwelling, and all other buildings upon the building site used in connection with the dwelling shall correspond with the architectural design of the dwelling.

3. **BUILDING TYPE AND SIZE:** The buildings to be erected upon each building site shall consist of not more than one single family dwelling, not to exceed two and one-half (2-1/2) stories in height, and other housing space for usual family requirements, such as, garage, household laundry, storage, and servants quarters.

The covered area of the dwelling, exclusive of garages, shall contain no less than 1,500 square feet for one story dwellings, and shall contain not less than 2,000 square feet for multi-story dwellings. The square footage area shall be measured exclusive of open porches, garages and servants quarters. The ground floor area of multi-story dwellings shall contain not less than 1,500 square feet, exclusive of open porches and garages.

Garages may be built attached to or separate from the dwelling. No garage or carport shall face and open to the street, without express approval of the Architectural Control Committee.

4. **BUILDING LOCATION ON SITE:** Except as to water front lots and corner lots, no part of any building shall be closer than 105 feet to the center of the street, nor 20 feet from the side and back property lines, and, for this purpose, porches, stoops, bays, and covered areas are considered a part of the building.

As to water front lots and corner lots, no part of any building shall be closer than five feet to the side lot lines, and no distance from the street line or the water front line shall be as determined by the Architectural Control Committee.

Any boat pier or boat house built in connection with water front property shall be centered on the water front line, and plans and specifications therefor must be approved by the Architectural Control Committee under the procedures set out in Section I hereof.

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5. SEQUENCE OF BUILDING: No building for garage, servants quarters or other service function of the dwelling shall be erected or placed upon any building site, until construction of the dwelling proper has been started and is actually underway. All dwellings shall be completed within 180 days from the date construction commences.

6. TEMPORARY STRUCTURES: No mobile home, trailer, tent, shack, shed, storage shed, garage, or other structure shall be used at any time on any building site in this subdivision as either a temporary or a permanent residence.

7. WALLS AND FENCES: Walls and fences, if any, shall be no higher than six feet above the ground, and shall be no closer to the front lot line than the front of the dwelling. Any erection of any wall, fence, or other improvements on any easement shall be at the property owner's risk.

8. LANDSCAPING: No landscape planning shall be done on any building site until the landscape plans shall have been first approved by the Architectural Control Committee. The area between the front lot line and the front of each dwelling shall, within sixty (60) days following completion of construction of dwelling be landscaped according to plans approved by the Architectural Control Committee.

9. WATER WELLS: No water wells shall be permitted in any building site, except with approval of the Architectural Control Committee.

10. SANITARY WELLS: No open or pit toilets shall be permitted in this subdivision. No outside toilet facility, portable or otherwise, shall be permanently maintained. Each sewerage disposal system shall be of a type recommended by the State Department of Health, and shall be maintained by property owner at all times in a proper sanitary condition, and in accordance with applicable sanitary laws or regulations of the State, County, or other authority regulating same. All sewerage drains must be constructed and connected with water-tight septic tanks of stable construction. Septic field lines must be constructed so that run-off and sewage shall be contained on purchaser's own land and not on adjoining property, nor in road ditches. Field lines must work properly and be maintained in good working condition.

11. CULVERTS: All culverts within the subdivision shall have a minimum diameter of fifteen (15) inches, a minimum length of twelve (12) feet, and be of 14-gauge corrugated steel of a type commonly referred to as tinhorn. Although the minimum standards are stated above, each culvert installed must be approved by the Architectural Control Committee, which is authorized to require higher standards than those stated above.

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Dear Tony,

Thank you for using the Real Estate Course Finder to register for your class, TREPAC - 15hr MCE Update . This email will serve as confirmation for your online registration. The details of your registration are listed below:

Class Name : TREPAC - 15hr MCE Update

Class Date : 10/17/2011 - 10/18/2011

Class Time : 8:30am-6:30pm

Class Location : One Fellowship Drive, The Woodlands TX 77384

Class Room: Conference Center

Fee : \$45.00

Confirmation # : edu_25153_2110.26

We look forward to seeing you on 10/17/2011 - 10/18/2011 for your TREPAC - 15hr MCE Update class.

Whether enhancing your business potential through technology training, designation courses for GRI, CRS, CBR, Mandatory Continuing Education, or HARPRO for new agents and unlicensed assistants, HAR strives to bring you excellent professional development opportunities so that you can expand and grow your business.

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SECTION III: GENERAL USE RESTRICTIONS

1. LAND USE: No lot, building site or other tract of land in this subdivision shall be used for any purpose other than residential, and no business of any type, kind or character, nor any occupation for commercial gain or profit shall be carried on therein. Without approval of the Architectural Control Committee, no lot or tract may be replatted or subdivided, and no portion of any lot or tract may be used for a road or easement, public or private, unless approved by the Architectural Control Committee, and except as provided for in the deed from Developer to an original purchaser.

2. PRE-CONSTRUCTED BUILDINGS: No mobile home, trailer home, or any other type of pre-constructed or used building or unit shall be placed upon any lot for the purpose of being used as a residence, either temporarily or permanently.

3. PARKING: No vehicles in excess of one ton capacity shall be permitted in the subdivision, except those used for construction and development of the subdivision and improvements therein. Trucks, boats, trailers, vans, campers, etc., shall be garaged or screened by a service area, or other similar facilities, so as to conceal them from view of neighboring lots, streets or other property.

No unlicensed or inoperative vehicle shall be kept or maintained upon any lot or street adjacent to any lot, nor shall any overnight parking of vehicles be permitted on any street adjacent to any lot.

4. SIGNS: No signs consisting of advertising display or devices of any type or any kind shall be in public view upon any building site in this subdivision, except for builders' signs during construction and sales period or to advertise a property for sale, in which case the installation on the building site of not more than five (5) square feet of sign space shall be the maximum allowable.

5. PIGS, POULTRY AND LIVESTOCK: Dogs, cats and other household pets may be kept within the subdivision, provided they are not kept, bred or maintained for any commercial purpose, and, further provided, that they are not kept in such numbers as will constitute a nuisance. No other animals may be kept or maintained within the subdivision, without the annual approval of the Architectural Control Committee and the annual approval, in writing, from each adjacent lot owner.

6. NUISANCE: No nuisance shall be maintained, nor any noxious or offensive activity carried on upon any lot, building site or tract of land in this subdivision, nor shall anything be done thereon which may or might become a nuisance to the neighborhood.

7. FIREARMS: The use or discharge of pistols, rifles, shotguns or other firearms within the subdivision is expressly prohibited.

8. GARBAGE AND TRASH DISPOSAL: Garbage, trash or other refuse shall not be permitted to accumulate upon any lot in this subdivision. Trash, garbage and other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

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Service for pick-up of household garbage will be provided through contractual arrangement with an independent contractor, if such service is available, and so long as such service is available. The independent contractor will be selected by the Architectural Control Committee, and each resident shall pay the proportionate cost of such garbage service attributable to his property. In the event that such service is not provided or is not available, each resident must provide a method of disposal for household garbage.

9. YARD APPEARANCE: All lots shall be kept at all times in a sanitary, healthful and attractive condition, and the owner or occupant of each lot shall keep weeds and grass thereon cut, and in no event use any lot for storage of materials and equipment, except for normal residential requirements or instant to construction of improvements thereon. All clothes lines, yard equipment, weed piles, or storage piles shall be kept screened by a service yard, drying yard, or other similar facility, so as to conceal them from view of neighboring lots, streets, or other property.

10. DRIVEWAY LIGHTING: Each lot owner may construct and maintain a light or lamp at the entrance of each driveway constructed upon his lot, provided that the fuel source to such light shall be by underground wiring or piping from the residence to the light.

SECTION IV: MAINTENANCE FUND

As a covenant running with the land, all tracts within Bridgepoint Subdivision shall be subject to a maintenance fee of Seven And 50/100 (\$7.50) Dollars per month per tract.

The maintenance fund shall be payable to Developer, or assigns of Developer, monthly in advance, beginning January 1, 1979. The maintenance fund shall be for the purpose of (1) paying all taxes on boat ramps, parking areas, roads, and all common areas and facilities, if any, within the subdivision for use by the owners of tracts within Bridgepoint, and, (2) maintenance of boat ramps, parking areas, roads, easements, street lights, and common areas and facilities, if any, within the subdivision for use by the owners of tracts within Bridgepoint.

Failure to pay the maintenance fee when due shall constitute a first and superior lien upon any tract upon which a fee is imposed; provided, however, that such lien shall be second and inferior to any and all liens given, granted or created by the owner of such tract to secure money advanced to purchase such tract and/or finance improvements thereon. If the failure to pay occurs after such money is advanced, further, no tract owner shall be entitled to use boat ramps, parking areas, or common areas and facilities, while the maintenance fee is delinquent upon any tract owned by said owner.

Developer reserves the right, for himself and his successor or assigns, to raise or lower the maintenance fee from time to time, but not more often than annually, as may be necessary to fulfill the purposes for which the fee is collected.

Developer reserves the right, for himself or his successor, to assign the collection and management of the maintenance fund to third parties and/or a Bridgepoint Civic Club composed of tract owners in Bridgepoint Subdivision, as defined in this document or as said subdivision may be later enlarged by Developer or his successor. Any Bridgepoint Civic Club created for the purpose of collecting and management of the maintenance fund shall provide that one owner of each tract in Bridgepoint Subdivision, as defined in this document or as may be later enlarged by Developer or his successor, who is current with all maintenance fees and is not in violation or default of any of the terms and provisions of this document, shall be eligible for voting rights to elect officers and directors of such club, and shall have one vote for each tract owned.

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SECTION VI GENERAL PROVISIONS

1. TERMS: These covenants, restrictions and conditions shall run with the land, and shall be binding on the owners and/or occupants of each lot, for a period of twenty (20) years from date hereof; after which time said covenants, restrictions and conditions shall be automatically extended for successive ten (10) year periods, unless an instrument, signed and acknowledged by the owners of a majority of the lots within the subdivision has been legally recorded with the County Clerk of Montgomery County, Texas, agreeing to change said covenants, restrictions and conditions, in whole or in part, before the expiration of any such period.

2. SEVERABILITY: These covenants, restrictions and conditions, and each part hereof, shall be held severable, in that the invalidation of any part hereof by Court Judgment, or for any other reason, shall not run to any other provision, and said other provisions shall remain in full force and effect. Failure to enforce any provision contained in this document shall in no wise invalidate, weaken or otherwise affect any other provision herein contained.

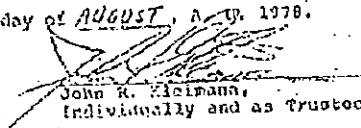
3. ENFORCEMENT: Enforcement of the provisions of this document shall be by proceedings at law or in equity against any person, corporation or entity violating or attempting to violate any restriction, covenant or condition set out herein, and legal remedy shall lie in restraint of violation, correction of violation and/or in recovery of damages. The right of legal action in enforcement shall accrue to any owner of property in the subdivision, or any claimant thereunder, and to any political unit or governmental authority having jurisdiction in the matter in question.

In addition to any owner of property in the subdivision, the Architectural Control Committee or the Developer may enforce the provisions of this document, but do not assume the liability or obligation to do so.

In any case in Court, where the Court finds a party to be in violation of any of the provisions of this document, the party seeking enforcement hereof and/or damages for violation hereof shall be entitled to reasonable attorney fees, as determined by the Court, against the party violating or attempting to violate any of the provisions of this document.

4. LIENS: Liens upon any lot, building site or tract of land in this subdivision given to secure the payment of notes for purchase money advanced, or for improvements made or to be made, or for the extension or renewal of such indebtedness or notes, or any part thereof, shall not be invalidated or affected in any way by any violation of these covenants on the part of any person or party acquiring such lot, building site or tract of land; such lien shall remain in full force and priority, in the case of any Court Judgment against any such owner of such lot, building site or tract of land; said premises shall remain subject to such liens; no release of any restrictive covenant, or any part thereof, shall be construed hereby; and, sale under a foreclosure of such liens, as hereinabove recited, shall pass title to such premises, subject to the restrictions, covenants and conditions then in effect.

EXECUTED, this the 1st day of AUGUST, A.D. 1978.


John R. Krimann,
Individually and as Trustee.

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STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared John R. Kleimann, individually and as Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of AUGUST, A. D. 1978.



W. E. Fowler
WILLIAM E. FOWLER
Notary Public in and for
Montgomery County, Texas

FILED FOR RECORD
AUG 1 1978

ROY BAUBLES, Clerk
County Court, Montgomery Co. Tex.
Roy Baubles

FIRST AMENDMENT OF RESTRICTIONS OF BRIDGEPOINT SUBDIVISION

STATE OF TEXAS §
COUNTY OF MONTGOMERY § KNOW ALL MEN BY THESE PRESENTS: §

WHEREAS, pursuant to those certain Restrictions, Covenants and Conditions dated August 1, 1978, and recorded in Volume 1078, Page 653, in the Deed Records of Montgomery County, Texas, John R. Kleimann, Trustee, as the "Developer," (herein referred to as the "Original Developer") adopted, established and imposed certain restrictions, declarations, conditions, reservations, and limitations (referred to herein as the "Restrictions") for the benefit of all present and future owners of tracts or parcels out of a 171.006 acre tract and a 28.995 acre tract of land in the Neil Martin Survey, A-26, Montgomery County, Texas, said tracts being an unrecorded subdivision in Montgomery County, Texas, known as Bridgepoint (the "Subdivision"); and

WHEREAS, the Restrictions were modified by a Modification of Restrictions dated November 30, 1979, and filed for record under County Clerk's File No. 8020179 in the Real Property Records of Montgomery County, Texas; and

WHEREAS, B & A Interests, Inc. has acquired from the Original Developer certain acreage in the Subdivision and now desires to place an additional covenants and restrictions against a portion of said acreage; and

WHEREAS, the additional covenants and restrictions to be placed upon certain acreage in the Subdivision owned by B & A Interests, Inc. shall be in addition to and not in violation of the Restrictions; and

WHEREAS, B & A Interests, Inc., hereinafter referred to as "Developer," is now the owner of that certain tract of land known as "BRIDGEPOINT SECTION ONE" being a Subdivision of 125.22 acres of land situated in the Neil Martin Survey, A-26, Montgomery County, Texas according to the plat ("Plat") of said Bridgepoint, Section One, recorded in the office of the County Clerk of Montgomery County, Texas on the 26th day of December, 1996, after having been approved as provided by law, and being recorded in Cabinet I, Sheet(s) 150 and 151, of the Map Records of Montgomery County, Texas (hereinafter referred to as the "Subdivision"); and

WHEREAS, it is the desire of Developer to place certain restrictions, easements, covenants, conditions, stipulations and reservations (herein sometimes referred to as the "Restrictions") upon and against Lots 1-10, 12, 13, 14, 16, 17, 21-33, 36-60, Block 1; Lots 1-9, 11, 12, Block 2; Lots 1-6, Block 3 of said Bridgepoint Subdivision referred to above (said Lots hereinafter referred to as the "Property" or the "Subdivision") in order to establish a uniform plan for the development, improvement and sale of the Property, and to insure the preservation of such uniform plan for the benefit of both the present and future owners of Lots in said Subdivision;

NOW, THEREFORE, the Developer amends the Restrictions and hereby adopts, establishes and imposes upon Lots 1-10, 12, 13, 14, 16, 17, 21-33, 36-60, Block 1; Lots 1-9, 11, 12, Block 2; Lots 1-6, Block 3 of the Subdivision known as Bridgepoint, Section One, and declares the following reservations, easements, restrictions, covenants and conditions, applicable thereto, all of which are for the purposes of enhancing and protecting the value, desirability and attractiveness of said Property, which Restrictions shall run with said Property and title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof, except that no part of this Declaration or the Restrictions shall be deemed to apply in any manner to the areas identified or platted as a Reserve or Unrestricted Reserve on the Plat or to any area not included in the boundaries of said Plat. Developer also declares that this Subdivision shall be subject to the jurisdiction of the "Association" (as hereinafter defined).

ARTICLE I

DEFINITIONS

Section 1.01. "Annexable Area" shall mean and refer to any additional property made subject to the jurisdiction of the Association pursuant to the provisions set forth herein, including, without limitation any other Sections of Bridgepoint subdivision, if any, Developer may plat and any property adjacent to or in the proximity of the Property which the Developer may wish to include in the jurisdiction of the Association.

Section 1.02 "Association" shall mean and refer to Bridgepoint Civic Association, and its successors and assigns.

Section 1.03 "Bridgepoint" shall mean and refer to this Subdivision and any other sections of Bridgepoint hereafter made subject to the jurisdiction of the Association.

Section 1.04 "Board of Directors" shall mean and refer to the Board of Directors of the Association.

Section 1.05 "Builders" shall mean and refer to persons or entities that purchase Lots and build speculative or custom homes thereon for third party purchasers.

Section 1.06 "Common Area" shall mean all real property (including the improvements thereto) within the Subdivision owned by the Developer and/or the Association for the common use and enjoyment of the Owners and/or any other real property and improvements, including, but not limited to, parks, open spaces, lakes, lake road crossings, dams, greenbelt areas and other facilities and areas designated on the Plat within the Common Area to which the Owners may hereafter become entitled to use.

Section 1.07 "Lake" shall mean and refer to the body of water known as Lake Conroe which adjoins the Subdivision.

Section 1.08 "Contractor" shall mean and refer to the person or entity with whom an Owner contracts to construct a residential dwelling on such Owner's Lot.

Section 1.09 "Developer" shall mean and refer to B & A Interests, Inc., and its successors and assigns.

Section 1.10 "Lot" shall mean and refer to any plot of land identified as a Lot or tract on the plat of the Subdivision. For purposes of this instrument, "Lot" shall not be deemed to include any portion of any "Common Areas," "Reserves," "Restricted Reserves" or "Unrestricted Reserves," (defined herein as any Common Areas, Reserves, Restricted Reserves or Unrestricted Reserves shown on the Plat) in the Subdivision, regardless of the use made of such area.

Section 1.11 "Interior Lot" shall mean and refer to all Lots in the Subdivision not adjoining any portion of Lake Conroe.

Section 1.12 "Lakefront Lot" shall mean and refer to Lots in the Subdivision adjoining any portion of Lake Conroe.

Section 1.13 "Estates Lot" shall mean and refer to Lots 21-32, Block 1 in the Subdivision.

Section 1.14 "Marina" shall mean and refer to the marina located in Restricted Reserve C of the Subdivision owned and operated by the Developer and, upon transfer, the Bridgepoint Civic Association, and their successors and assigns.

Section 1.15 "Member" shall mean and refer to every person or entity who holds a membership in the Association.

Section 1.16 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot which is a part of the Subdivision, including (i) contract sellers (a seller under a Contract-for-Deed), but excluding those having such interest merely as security for the performance of an obligation, (ii) Developer (except as otherwise provided herein), and (iii) Builders.

ARTICLE II

RESERVATIONS, EXCEPTIONS AND DEDICATIONS

Section 2.01 Recorded Subdivision Map of the Property. The plat ("Plat") of the Subdivision dedicates for use as such, subject to the limitations as set forth therein, the roads, streets and easements shown thereon. The Plat further establishes certain restrictions applicable to the Property. All dedications, restrictions and reservations created herein or shown on the Plat, replats or amendments of the Plat of the Subdivision recorded or hereafter recorded shall be construed as being included in each contract, deed, or conveyance executed or to be executed by or on behalf of Developer, conveying said Property or any part thereof whether specifically referred to therein or not.

Section 2.02 Easements. Developer reserves for public use the utility easements shown on the Plat or that have been or hereafter may be created by separate instrument recorded in the Real Property Records of Montgomery County, Texas, for the purpose of constructing, maintaining and repairing a system or systems of electric lighting, electric power, telegraph and telephone line or lines, gas lines, sewers, water lines, storm drainage (surface or underground), cable television, or any other utility the Developer sees fit to install in, across and/or under the Property. Developer and its assigns further expressly reserves the right to enter upon any Lot for the purpose of constructing or maintaining any natural drainage pattern, area or easement. All utility easements in the Subdivision may be used for the construction of drainage swales in order to provide for improved surface drainage of the Reserves, Common Area and/or Lots. Should any utility company furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, Developer, without the joinder of any other Owner, shall have the right to grant such easement on said Property without conflicting with the terms hereof. Any utility company serving the Subdivision and/or any Utility District serving the Subdivision shall have the right to enter upon any utility easement for the purpose of installation, repair and maintenance of their respective facilities. Neither Developer nor any utility company, water district, political Subdivision or other authorized entity using the easements herein referred to shall be liable for any damages done by them or their assigns, agents, employees, or servants, to fences, shrubbery, trees and lawns or any other property of the Owner on the property covered by said easements.

Section 2.03 Title Subject to Easements. It is expressly agreed and understood that the title conveyed by Developer to any of the Lots by contract deed or other conveyance shall be subject to any easement affecting same for roadways or drainage, water line, gas, sewer, electric lighting, electric power, telegraph or telephone purposes and other easements hereafter granted affecting the Lots. The Owners of the respective Lots shall not be deemed to own pipes, wires, conduits or other service lines running through their Lots which are utilized for or service other Lots, but each Owner shall have an easement in and to the aforesaid facilities as shall be necessary for the use, maintenance and enjoyment of his Lot. The Developer may convey title to said easements to the public, a public utility company or the Association.

Section 2.04 Utility Easements.

(a) Utility ground and aerial easements have been dedicated in accordance with the Plat and by separate recorded easement documents.

(b) No building shall be located over, under, upon or across any portion of any utility easement. The Owner of each Lot shall have the right to construct, keep and maintain concrete drives, fences, and similar improvements across any utility easement, and shall be entitled to cross such easements at all times for purposes of gaining access to and from such Lots, provided, however, any concrete drive, fence or similar improvement placed upon such Utility Easement by the Owner shall be constructed, maintained and used at Owner's risk and, as such, the Owner of each Lot subject to said Utility Easements shall be responsible for (i) any and all repairs to the concrete drives, fences and similar improvements which cross or are located upon such Utility Easements and (ii) repairing any damage to said improvements caused by the Utility District or any public utility in the course of installing, operating, maintaining, repairing, or removing its facilities located within the Utility Easements.

Section 2.05 Roads and Streets. Subject to the terms and conditions of this Section 2.05, the roads and streets in this Subdivision, as shown on the Plat, are hereby dedicated in addition to roadways, as utility easements for the purpose of constructing, operating, maintaining or repairing a system(s) of electric lighting, electrical power, telegraph and telephone lines, gas lines, sewers, water lines, storm drainage (surface or underground) cable television, or any other utilities that the Developer sees fit to install (or permit to be installed) in, across and/or under the Property.

Section 2.06 Restricted Reserve A. The area designated as Restricted Reserve A on the Plat is Common Area to be used by the Owners in any Section of the Subdivision, their invitees and guests for a boat launch or ramp, park, recreation or other activities as may be determined by the Developer or, upon transfer, the Association. The Developer or, upon transfer, the Association, may establish rules and regulations for the use of said Common Area.

Section 2.07 Restricted Reserve B. The area designated as Restricted Reserve B on the Plat is to be used as a site for water wells to serve the Subdivision. There is dedicated a sanitary control easement of 150 feet around each water well location as set forth on the Plat.

Section 2.08 Restricted Reserve C. The area designated as Restricted Reserve C on the Plat is Common Area to be used by Owners licensed by the Developer or, upon transfer, the Association, for a boat marina or boat storage area. The Developer or, upon transfer, the Association, may establish rules and regulations for the use of said Common Area.

Section 2.09 Estates Lots Private Road. The area designated on the Plat as a "Private road" provides access to the Estates Lots and the Developer shall construct a gate at the entrance to said Private road for the benefit and privacy of Owners of the Estates Lots. The Developer or, upon transfer, the Association shall determine the assessment necessary for Owners of the Estates Lots to pay, in addition to the Subdivision maintenance fees, for the purpose of maintaining the private road and the gate thereon.

ARTICLE III

USE RESTRICTIONS

Section 3.01 Single Family Residential Construction. No building shall be erected, altered, placed or permitted to remain on any Lot or Composite Building Site other than one dwelling unit ("Dwelling") per each Lot to be used solely for residential purposes except that one guest/servants house may be built provided said guest/servants house must contain a minimum of 500 square feet and be built after or while the main dwelling is being built and be approved in writing by the Architectural Control Committee prior to construction. Work shops and barns may be constructed on the property prior to the main dwelling being built, so long as they are of good construction, kept in good repair, and are not used for residential purposes provided, however, and in any event, the construction of the main dwelling must begin within nine (9) months of completion of any non residential buildings. All dwellings, detached garages, work shop, and barns must be approved in writing by the Architectural Control Committee prior to being erected,

altered or placed on the property. The term "dwelling" does not include single or double wide manufactured or mobile homes, or any old or used houses to be moved on the Lot and said manufactured or mobile and used homes are not permitted within the Subdivision. All dwellings must have at least 2,000 square feet of living area, excluding porches, and be built with new construction materials provided, however, any dwelling built upon Lakefront Lots must have at least 2,200 square feet of living area, excluding porches. Provided further, however, any dwelling built upon any Lakefront Lot in Block 5 of the Subdivision must have at least 2,500 square feet of living area, excluding porches. All dwellings built on any Lot must be constructed of at least 50% masonry or stucco materials. Any building, structure or improvement commenced on any tract shall be completed as to exterior finish and appearance within twelve (12) months from the setting of forms for the foundation of said building or structure. The roof of any Dwelling shall be constructed of either composition shingles, tile, slate, standing seam metal or other material approved by the Architectural Control Committee prior to construction. The use of sheet metal or similar material on the roof or exterior sides of any Dwelling other than as flashing is prohibited. As used herein, the term "residential purposes" shall be construed to prohibit mobile homes or trailers being placed on said Lots, or the use of said Lots for duplex houses, condominiums, townhouses, garage apartments, or apartment houses; and no Lot shall be used for business, educational, religious or professional purposes of any kind whatsoever, nor for any commercial or manufacturing purposes. Provided, however, an Owner may maintain a home office in a dwelling with no advertising signs or regular visits by customers or clients.

Section 3.02 Composite Building Site. Any Owner of one or more adjoining Lots (or portions thereof) may, with prior written approval of the Architectural Control Committee, consolidate such Lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case the side set-back lines shall be measured from the resulting side property lines rather than from the center adjacent Lot lines as indicated to the Plat. Any such composite building site must have a frontage at the building set-back line of not less than the minimum frontage of all Lots in the same block and shall be considered one Lot for purposes of the Maintenance Charge set forth in Article VI hereof.

Section 3.03 Location of the Improvements upon the Lot. No building of any kind shall be located on any Lot nearer to any side or rear property line, or nearer to any public road or nearer to the natural creek or waterway than as may be indicated on the Plat; provided, however, as to any Lot, the Architectural Control Committee may waive or alter any such setback line if the Architectural Control Committee, in the exercise of the Architectural Control Committee's sole discretion, deems such waiver or alteration is necessary to permit effective utilization of a Lot. Any such waiver or alteration must be in writing and recorded in the Deed of Records of Montgomery County, Texas. All dwellings placed on Property must be equipped with septic tank or other sewage disposal system meeting all applicable laws, rules, standards and specifications, and all such dwellings must be served with water and electricity. The main residential structure on any Lot shall face the front of the Lot towards the street or road, unless a deviation is approved in writing by the Architectural Control Committee. The minimum size of any Lot shall be one (1) acre and the building set back lines shall be as set forth on the plat.

Section 3.04 Residential Foundation Requirements. All building foundations shall consist of either: (i) concrete slabs, or (ii) piers and beams, with the entire building being skirted with brick or materials which match the outside of the building as may be approved by the Architectural Control Committee. Provided, however, the Architectural Control Committee may approve a different type of foundation when circumstances such as topography of the Lot make it impractical to use one of the above foundations for all or any portion of the foundation of the building improvements constructed on the Lot. Minimum finished slab elevation for all structures shall be above the 100 year flood plain elevation, or such other level as may be established by the Commissioner's Court or County Engineer of Montgomery County, Texas, and other applicable governmental authorities.

Section 3.05 Driveways. All driveways in the Subdivision shall be constructed of concrete or asphalt. All culverts for driveways shall have a minimum diameter of fifteen (15")

inches and a minimum length of twelve (12') feet, and be of material approved by the Montgomery County Engineer's office.

Section 3.06 Use of Temporary Structures. No structure of a temporary character, whether trailer, tent, shack, garage, barn, storage shed or other outbuilding shall be maintained or used on any Lot at any time as a residence, either temporarily or permanently; provided, however, that Developer reserves the exclusive right to erect, place and maintain such facilities in or upon any portion of the Subdivision as in its sole discretion may be necessary or convenient while selling Lots, selling or constructing residences and constructing other improvements within the Subdivision.

Section 3.07 Water Supply. All residential dwellings in this Subdivision shall be equipped with and served by a fresh water system installed, operated and continuously maintained in accordance with applicable utility company and governmental requirements, and no water wells shall be made, bored or drilled, nor any type or kind of private system installed or used except upon approval of the Architectural Control Committee and any required governmental authorities. Wells may be drilled by the Developer or Association for use in watering common areas and filling of any ponds in common areas and may be drilled by Owners for use in watering of animals or livestock, yard sprinkler systems or swimming pools, but shall not be used for human consumption.

Section 3.08 Sanitary Sewers. No outside, open or pit type toilets will be permitted in this Subdivision. Prior to occupancy, all dwellings constructed in this Subdivision must have a septic or sewage disposal system installed by the Owner to comply with the requirements of the appropriate governing agency.

Section 3.09 Walls and Fences. Walls and fences, if any, must be approved prior to construction by the Developer or upon assignment by Developer, the Architectural Control Committee and shall be not closer to front street property lines than the front of any dwelling constructed on the Lot and no closer than the utility easement boundary line along any side street. The erection of any wall, fence or other improvements on any utility easement adjoining any street is prohibited. Unless otherwise approved by the Developer or Architectural Control Committee, fences along and adjacent to any road or street must be constructed of rail type wood boards or similar appearing synthetic materials, ornamental iron or masonry and must be in harmony with the guidelines by the Architectural Control Committee. All other fences and walls will be constructed of ornamental iron, wood or masonry, provided no electric, barbed wire, chain link, wire or temporary fences shall be allowed unless the Architectural Control Committee approves a variance to allow such type of fence prior to its construction. Unless otherwise approved, any fence allowed shall be no closer to the street than the front of the dwelling on any Lot. No barbed wire fences shall be allowed. Driveway entrances may be constructed of masonry columns, ornamental iron or similar materials in harmony with the Dwelling on said Lot as may be approved by the Architectural Control Committee prior to construction. Provided, however, any fence constructed on a Lakefront Lot beginning at the rear of the dwelling on said Lot shall not exceed four feet (4') in height.

Section 3.10 Prohibition of Offensive Activities. Without expanding the permitted use of the Lots, no activity, whether for profit or not, shall be conducted on any Lot which is not related to single family residential purposes. No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any Lot which may be or become an annoyance or a nuisance to the Subdivision. This restriction is waived in regard to the customary sales activities required to sell homes in the Subdivision and for home offices described in Section 3.01 hereof. No exterior speaker, horn, whistle, bell or other sound device, except security and fire devices used exclusively for security and fire purposes, shall be located, used or placed on a Lot. Without limitation, the discharge or use of firearms is expressly prohibited. The Association shall have the sole and absolute discretion to determine what constitutes a nuisance or annoyance.

Section 3.11 Garbage and Trash Disposal. Garbage and trash or other refuse accumulated in this Subdivision shall not be permitted to be dumped at any place upon adjoining land where a nuisance to any residence of this Subdivision is or may be created. No Lot shall be used or maintained as a dumping ground for rubbish or landfill. Trash, garbage or other waste shall not be allowed to accumulate, shall be kept in sanitary containers and shall be disposed of regularly. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Section 3.12 Junked Motor Vehicles Prohibited. No Lot shall be used as a depository for abandoned or junked motor vehicles. An abandoned or junked motor vehicle is one without a current, valid state vehicle inspection sticker and license plate. No junk of any kind or character, or dilapidated structure or building of any kind or character, shall be kept on any Lot. No accessories, parts or objects used with cars, boats, buses, trucks, trailers, campers or the like, shall be kept on any Lot other than in a garage or other structure approved by the Architectural Control Committee.

Section 3.13 Signs. No signs, advertisement, billboard or advertising structure of any kind may be erected or maintained on any Lot without the consent in writing of the Architectural Control Committee, except (i) one (1) professionally made sign not more than forty-eight inches (48") square, advertising an Owner's Residence for sale or rent, may be placed on such improved Lot and (ii) one (1) sign not more than forty-eight inches (48") square advertising the builders of the Owner's residence may be placed on such Lot during the construction period of such residence from the forming of the foundation until completion not to exceed a six (6) month period. Developer or any member of such Committee shall have the right to remove any such sign, advertisement or billboard or structure which is placed on any Lot in violation of these restrictions, and in doing so, shall not be liable, and are hereby expressly relieved from, any liability for trespass or other tort in connection therewith, or arising from such removal.

Section 3.14 Livestock and Animals. No animals, livestock, poultry, pigs, hogs or reptiles of any kind shall be raised, bred or kept on any Lot in the Subdivision except that dogs, cats or other common household pets shall be permitted.

No animals shall be allowed to run loose in the Subdivision.

Section 3.15 Mineral Development. No commercial oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any Lot, nor shall any wells, tanks, tunnels, mineral excavation, or shafts be permitted upon or in any Lot, and, no derrick or other structures designed for the use of boring for oil or natural gas shall be erected, maintained or permitted upon any Lot. Provided, however, that this provision shall not prevent the leasing of the Subdivision or any portion thereof, for oil, gas and mineral purposes and the development of same, it being contemplated that the portion or portions of the Subdivision may be developed from adjacent lands by directional drilling operations or from the Drill Sites designated on the Plat of various Sections of the Subdivision.

Section 3.16 Drainage. Natural established drainage patterns of streets, Lots or roadway ditches will not be impaired by any person or persons and Developer may enter upon any Lot to maintain such natural drainage areas. Driveway culverts must have concrete sleeve and must be installed prior to beginning construction of any building or dwelling on the Lot and must be of sufficient size to afford proper drainage of ditches without backing water up into ditch or diverting flow. The size and type of driveway culverts must also be approved by the Montgomery County Engineer's office. The breaking of curbs, if any, for drive installations will be accomplished in a good and workmanlike manner and such break will be re-cemented without hindrance to drainage and such work is subject to the inspection and approval of the Architectural Control Committee.

Section 3.17 Lot Maintenance. All Lots, at Owner's sole cost and expense, shall be kept at all times in a neat, attractive, healthful and sanitary condition, and the Owner or occupant of

all Lots shall keep all weeds and grass thereon (outside of natural vegetation areas) cut and shall in no event use any Lot for storage of materials or equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish of any kind thereon, and shall not burn any garbage, trash or rubbish. Provided, however, the burning of underbrush and trees during Lot clearing shall be permitted. All yard equipment or storage piles shall be kept screened by a service yard or other similar facility as herein otherwise provided, so as to conceal them from view of neighboring Lots, streets or other property. Such maintenance includes, but is not limited to the following:

- a. Prompt removal of all litter, trash, refuse, and wastes.
- b. Lawn mowing (outside of the natural vegetation areas).
- c. Tree and shrub pruning (outside of the natural vegetation areas).
- d. Keeping exterior lighting and mechanical facilities in working order.
- e. Keeping lawn and garden areas alive, free of weeds, and attractive.
- f. Keeping parking areas, walkways and driveways in good repair.
- g. Complying with all government health and policy requirements.
- h. Repainting of improvements.
- i. Repair of exterior damage to improvements.

In the event of the failure of Owner to comply with the above requirements after ten (10) days written notice thereof, the Association or their designated agents may, in addition to any and all remedies, either at law or in equity, available for the enforcement of these restrictions, without liability to the Owner, Builder or any occupants of the Lot in trespass or otherwise, enter upon (and/or authorize one or more others to enter upon) said Lot, to cut, or cause to be cut, such weeds and grass and remove, or cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with this Declaration, so as to place said Lot in a neat, attractive, healthful and sanitary condition, and may charge the Owner, Builder or occupant of such Lot for the cost of such work and associated materials, plus a fee of \$10.00 per month for each instance. Payment thereof shall be collected as an additional Maintenance Charge and shall be payable on the first day of the next calendar month.

Section 3.18 Exterior Maintenance of Building. In the event the owner of any building in the Subdivision should allow such building to fall into disrepair and become in need of paint, repair or restoration of any nature and become unattractive and not in keeping with the neighborhood, the Developer and upon transfer, the Association will give such Owner written notice of such conditions. Fifteen (15) days after notice of such condition to Owner, and failure of Owner to begin and continue at a diligent, reasonable rate of progress to correct such condition, the Association and/or the Developer in addition to any and all remedies, either at law or in equity, available for the enforcement of these Restrictions, may at its sole discretion enter upon said premises, without liability to Owner, to do or cause to be done any work necessary to correct said situation. The owner thereof shall be billed for cost of necessary repairs, plus ten (10%) percent.

All monies so owed the Association will be an additional Maintenance Charge and shall be payable on the first day of the next calendar month.

Section 3.19 Miscellaneous Use Restrictions. Without limiting the foregoing, the following restrictions shall apply to all Lots:

- i) No boat, jet-ski, watercraft, aircraft, travel trailer, motor home, camper body or similar vehicle or equipment may be parked for storage on any Lot, unless stored in a garage or storage building approved by the Developer or the Committee. Further, no such vehicle or equipment may be parked on any street in the Subdivision. No such vehicle or equipment shall be used as a residence either temporarily or permanently. This restriction shall not apply to any vehicle, machinery or equipment temporarily parked and in use for the construction, maintenance or repair of a Dwelling in the Subdivision.
- ii) Trucks with tonnage in excess of one and one-half tons shall not be permitted to park overnight within the Subdivision except those used by a builder during the construction of improvements in the Subdivision. No vehicle shall be permitted to park overnight on any street within the Subdivision except for those vehicles used by a builder during the construction of improvements on Lots or Common Areas in the Subdivision.
- iii) No vehicle of any size which transports inflammatory or explosive cargo may be kept in the Subdivision at any time.
- iv) No vehicles, motor homes, campers or similar equipment shall be parked or stored in an area on any Lot visible from any Street except passenger automobiles, passenger vans, motorcycles and pick-up trucks that are in operating condition and have current license plates and inspection stickers and are in daily use as motor vehicles on the streets and highways of the State of Texas.

Section 3.20 Lakefront Lots: Construction of Pier or Dock.

(a) No pier, dock, boat slip or other structure shall be constructed on any Lot other than Lakefront Lots that adjoin the Lake, and, on said Lakefront Lots, shall not be constructed or project beyond the Lot line or into the water of the Lake (whether within or outside of the Lot line) more than twenty (20') feet, unless prior written approval is given by the Architectural Control Committee and such improvement complies with the specifications set forth by the said Committee; provided, however, any Lot adjoining Restricted Reserve C may not construct a pier, dock, boat slip or other structure beyond the Lot line of said Lot. Architectural approval shall be granted or withheld based upon (i) architectural design and character of improvements, (ii) engineering design and specifications of planned structures, and (iii) whether or not proposed improvements conform to the Architectural Control Committee's pre-determined plan for such improvements.

(b) A pier, dock or boat slip may not project more than twenty (20') feet into the Lake as measured from the existing shoreline or the Lot line and not beyond the Lot line on Lots adjoining Restricted Reserve C, and no boathouse, shed or other structure shall be allowed. A boat slip may be constructed on a Lot which adjoins Restricted Reserve C by constructing same completely inside the boundary of said Lot. No construction, improvements or modifications of any kind to any approved pier, dock, boat slip, or other improvement constructed by an Owner shall be made unless prior written approval is given by the Committee and all such improvements must conform to the Committee's pre-determined plan for such improvements.

(c) In addition to being approved by the Committee, all plans for the pier, dock, boat slip, boat house or other structure to be constructed on the Lot or which projects beyond the Lot line or into the water of Lake Conroe, (whether within or outside of the Lot line), must satisfy the requirements of and be approved in the form of a permit by the San Jacinto River Authority prior to beginning construction.

(d) In the event the Committee determines that erosion is jeopardizing any Lakefront Lot or the improvements on any Lakefront Lot, the committee may require the Owner of any such

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Lakefront Lot to contract bulkheading on said Owner's Lot. The Committee will give such Owner written notice of such condition. Thirty (30) days after notice of such condition to Owner, and failure of Owner to begin and continue at a diligent, reasonable rate of progress to construct said bulkhead to correct such condition, the Association and/or the Developer in addition to any and all remedies, either at law or in equity, available for the enforcement of these Restrictions, may at its sole discretion enter upon said premises, without liability to Owner, to do or cause to be done any work necessary to correct said situation. The Owner thereof shall be billed for cost of necessary repairs, plus ten (10%) percent.

Section 3.21 Hazardous Substances. No Lot shall be used or maintained as a dumping ground for rubbish or trash and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. Notwithstanding the foregoing, no Hazardous Substance shall be brought onto, installed, used, stored, treated, buried, disposed of or transported over the Lots or the Subdivision, and all activities on the Lots shall, at all times, comply with Applicable Law. The term "Hazardous Substance" shall mean any substance which, as of the date hereof, or from time to time hereafter, shall be listed as "hazardous" or "toxic" under the regulations implementing The Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C. §§9601 et seq., The Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §§6901 et seq., or listed as such in any applicable state or local law or which has been or shall be determined at any time by any agency or court to be a hazardous or toxic substance regulated under applicable law. The term "Applicable Law" shall include, but shall not be limited to, CERCLA, RCRA, The Federal Water Pollution Control Act, 33 U.S.C. §§1251 et seq., and any other local, state and/or federal laws or regulations that govern the existence, cleanup and/or remedy of contamination on property, the protection of the environment from spill deposited or otherwise in place contamination, the control of hazardous waste or the use, generation, transport, treatment, removal or recovery of hazardous substances, including building materials.

ARTICLE IV

ARCHITECTURAL CONTROL COMMITTEE

Section 4.01 Basic Control

(a) No building or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design or exterior appearance thereof, or any addition or exterior alteration made thereto after original construction, or demolition or destruction by voluntary action made thereto after original construction, on any Lot in the Subdivision until the obtaining of the necessary approval (as hereinafter provided) from the Committee of the construction plans and specifications for the construction or alteration of such improvements or demolition or destruction of existing improvements by voluntary action. Approval shall be granted or withheld based on matters of compliance with the provisions of this instrument, quality of materials, drainage, harmony of external design and color with existing and proposed structures and location with respect to topography and finished grade elevation.

(b) Each application made to the Committee shall be accompanied by two sets of plans and specifications for all proposed construction (initial or alterations) to be done on such Lot, including the drainage plan for the Lot, plot plans showing the location and elevation of the improvements on the Lot and dimensions of all proposed walkways, driveways, and all other matters relevant to architectural approval. The address of the Committee shall be the address of the principal office of the Developer or the Association. If approved, one of the two sets of plans submitted shall be returned to the Owner with said approval noted thereon.

Section 4.02 Architectural Control Committee.

(a) The authority to grant or withhold architectural control approval as referred to above is vested in the Developer; provided, however, the authority of the Developer shall cease and terminate upon the election of the Developer to transfer the authority for architectural control to the Architectural Control Committee of the Association which shall be comprised of three members of the Association appointed by the Board of Directors of the Association (sometimes herein referred to as the "Committee"), in which event such authority shall become vested in and exercised by the Committee (as provided in (b) below), hereinafter referred to, except as to plans and specifications and plot plans theretofore submitted to the Developer which shall continue to exercise such authority over all such plans, specifications and plot plans. The term "Committee," as used in this Declaration, shall mean or refer to the Developer or, upon transfer, to the Bridgepoint Architectural Control Committee composed of members of the Association, as applicable.

(b) At such time as the Developer, in its sole discretion, so elects (from time to time hereafter referred to as the "Control Transfer Date"), the Developer shall cause an instrument transferring architectural control to the Association to be placed of record in the Real Property Records of Montgomery County, Texas (which instrument shall include the Control Transfer Date). Thereupon, the Board of Directors of the Association shall elect a committee of three (3) members to be known as Bridgepoint Architectural Control Committee. From and after the Control Transfer Date, each member of the Committee must be an Owner of property in some Section of Bridgepoint.

Section 4.03 Effect of Inaction. Approval or disapproval as to architectural control matters as set forth in the preceding provisions of this Declaration shall be in writing. In the event that the authority exercising the prerogative of approval or disapproval (whether the Developer or the Committee) fails to approve or disapprove in writing any plans and specifications and plot plans received by it in compliance with the preceding provisions within thirty (30) days following such submission, such plans and specifications and plot plan shall be deemed approved and the construction of any such building and other improvements may be commenced and proceeded with in compliance with all such plans and specifications and plot plan and all of the other terms and provisions hereof.

Section 4.04 Effect of Approval. The granting of the aforesaid approval (whether in writing or by lapse of time) shall constitute only an expression of opinion by the Committee that the terms and provisions hereof shall be complied with if the building and/or other improvements are erected in accordance with said plans and specifications and plot plan; and such approval shall not constitute any nature of waiver or estoppel either as to the persons expressing such approval or any other person in the event that such building and/or improvements are not constructed in accordance with such plans and specifications and plot plan, but, nevertheless, fail to comply with the provisions hereof. Further, no person exercising any prerogative of approval or disapproval shall incur any liability by reason of the good faith exercise thereof.

Section 4.05 Minimum Construction Standards. The Developer or the Committee may from time to time promulgate an outline of minimum acceptable construction standards; provided, however, that such outline will serve as a minimum guideline only and the Developer or Committee shall not be bound thereby.

Section 4.06 Variance. The Developer or the Committee, as the case may be, may authorize variances from compliance with any of the provisions of this Declaration or minimum acceptable construction standards or regulations and requirements as promulgated from time to time by the Developer or the Committee, when circumstances such as topography, natural obstructions, Lot configuration, Lot size, hardship, aesthetic or environmental considerations may require a variance. The Developer and the Committee reserve the right to grant variances as to building set-back lines, minimum square footage of the residence, fences, and other items. Such variances must be evidenced in writing and shall become effective when signed by the Developer

or by at least a majority of the members of the Committee. If any such variances are granted, no violation of the provisions of this Declaration shall be deemed to have occurred with respect to the matter for which the variance is granted; provided, however, that the granting of a variance shall not operate to waive any of the provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall the granting of any variance affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the property concerned and the Plat.

ARTICLE V

BRIDGEPOINT CIVIC ASSOCIATION

Section 5.01 Membership. Every person or entity who is a record owner of any Lot which is subject to the Maintenance Charge (or could be following the withdrawal of an exemption therefrom) and other assessments provided herein, including contract sellers, shall be a "Member" of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation or those having only an interest in the mineral estate. No Owner shall have more than one membership for each Lot owned by such Member. Memberships shall be appurtenant to and may not be separated from the ownership of the Lots. Regardless of the number of persons who may own a Lot (such as husband and wife, or joint tenants, etc.) there shall be but one membership for each Lot. Additionally, the Directors of the Association shall also be Members of the Association (as more particularly described in the By-laws). Ownership of the Lots shall be the sole qualification for membership. The voting rights of the Members are set forth in the Bylaws of the Association.

Section 5.02 Non-Profit Corporation. Bridgepoint Civic Association, Inc., a non-profit corporation, has been (or will be) organized and it shall be governed by the Articles of Incorporation and Bylaws of said Association; and all duties, obligations, benefits, liens and rights hereunder in favor of the Association shall vest in said corporation.

Section 5.03 Bylaws. The Association has adopted or may adopt whatever Bylaws it may choose to govern the organization or operation of the Subdivision and the use and enjoyment of the Lots and Common Areas, provided that the same are not in conflict with the terms and provisions hereof.

Section 5.04 Owner's Right of Enjoyment. Every Owner shall have a beneficial interest of use and enjoyment in and to the Common Areas and such right shall be appurtenant to and shall pass with the title to every assessed Lot, subject to the following provisions:

- (a) the right of the Association, with respect to the Common Areas, to limit the number of guests of Owners;
- (b) the right of the Association to make rules and regulations regarding use of any Common Area and to charge reasonable admission and other fees for the use of any facility situated upon the Common Areas;
- (c) the right of the Association, in accordance with its Articles and Bylaws (and until the Transfer Control Date, subject to the prior written approval of the Developer), to (i) borrow money for the purpose of improving and maintaining the Common Areas and facilities (including borrowing from the Developer or any entity affiliated with the Developer) and (ii) mortgage said property, however, the rights of such mortgagee of said property shall be subordinate to the rights of the Owners hereunder;
- (d) the right of the Association to suspend the Member's voting rights and the Member's and "Related Users" (as hereinafter defined) right to use any recreational facilities within the Common Areas during any period in which the Maintenance Charge or any assessment against his Lot remains unpaid;

(e) the right of the Association to suspend the Member's voting rights and the Member's and Related Users' right to use any recreational facilities within the Common Area, after notice and hearing by the Board of Directors, for the infraction or violation by such Member or Related Users of this Declaration or the "Rules and Regulations," defined in Article VIII hereof, which suspension shall continue for the duration of such infraction or violation, plus a period not to exceed sixty (60) days following the cessation or curing of such infraction or violation; and,

(f) the right of the Association, subject, until the Transfer Control Date, to the prior written approval of the Developer, to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility, for such purposes and subject to the provisions of this Declaration.

Section 5.05 Delegation of Use. Any member may delegate, in accordance with the Bylaws, his right of enjoyment to the Common Area and facilities to the Member's immediate family living in the Member's residence, and his contract purchasers who reside on the Lot (collectively, the "Related Users").

ARTICLE VI

MAINTENANCE FUND

Section 6.01 Maintenance Fund Obligation. Each Owner of a Lot by acceptance of a deed therefor, whether or not it shall be expressed in any such deed or other conveyance, is deemed to covenant and agrees to pay to the Association, in advance, an annual maintenance charge on January 10th of each year, (the "Maintenance Charge"), the "Marina Charge" (as hereinafter defined), if applicable, the "Estates Lot Charge" (as hereinafter defined), if applicable, and any other assessments or charges hereby levied. The Maintenance Charge, Marina Charge, Estates Lot Charge and any other assessments or charges hereby levied, together with such interest thereon and costs of collection thereof, including reasonable attorneys' fees, shall be a charge on the Lots and shall be a continuing lien upon the property against which each such Maintenance Charge, Marina Charge, Estates Lot Charge and other charges and assessments are made.

Section 6.02 Basis of the Maintenance Charge

(a) The Maintenance Charge referred to shall be used to create a fund to be known as the "Maintenance Fund," which shall be used as herein provided; and each such Maintenance Charge (except as otherwise hereinafter provided) shall be paid by the Owner of each Lot (or residential building site) to the Association annually, in advance, on or before the tenth day of the first month of each calendar year, or on such other basis (monthly, quarterly or semi-annually) as the Developer or the Board of Directors of the Association may designate in its sole discretion. Provided, further, the Owners shall not begin paying the Maintenance Charge until March 1, 1997, at which time the prorated amount for the balance of 1997 shall be due and payable. Provided, however, in the event an Owner obtains consent from the Committee for a Composite Building Site pursuant to Section 3.02 hereof, such Composite Building Site shall be considered one Lot for the Maintenance Charge purposes beginning upon the completion of the improvements thereon. Provided, further, in the event an Owner owns more than two (2) Lots, the maximum Maintenance Charge to be paid by such multiple Lot Owner shall be two (2) times the Maintenance Charge for one Lot, regardless of the total number of Lots owned by such Owner.

(b) Any Maintenance Charge, Marina Charge, Estates Lot Charge or other assessments not paid within thirty (30) days after the due date shall bear interest from the due date at the lesser of (i) the rate of eighteen percent (18%) per annum or (ii) the maximum rate permitted by law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the hereinafter described lien against the Owner's Lot. No Owner may waive or otherwise escape liability for the Maintenance Charge, Marina Charge, Estates Lot Charge or

other assessments by non-use of any Common Areas or recreational facilities available for use by Owners of the Subdivision or by the abandonment of his Lot.

(c) The exact amount of the Maintenance Charge applicable to each Lot will be determined by the Developer or the Board of Directors of the Association during the month preceding the due date of the Maintenance Charge. The initial annual Maintenance Charge shall be \$216.00 per Interior Lot and \$216.00 per Lakefront Lot. All other matters relating to the Maintenance Charge and the collection, expenditures and administration of the Maintenance Fund shall be determined by the Developer or the Board of Directors of the Association, subject to the provision hereof.

(d) In addition to the Maintenance Charge, each Owner of a lot that has been given a license by Developer or Association to use a boat slip in the Marina agrees to pay a Marina Charge equal to \$12.50 per slip per month until January 1, 1999, and thereafter a monthly charge as may be reasonably set by the Developer or, if the Developer has transferred control, by the Board of Directors of the Association. Further, each Owner licensed and entitled to use a boat slip shall be subject to the Rules and Regulations of the Developer or the Association regarding the Marina. Said license to use a boat slip in the Marina shall automatically be transferred to the successor Owner of an Owner's lot. Each Owner of a Lot, given a license to use a boat slip, by acceptance of the deed therefor, whether or not it shall be expressed in any such deed or other conveyance, is deemed to covenant and agree to pay directly to the Developer or the Association, the monthly Marina charge ("Marina Charge"). As provided above, the Marina Charge, together with such interest thereon, as provided in 6.02(b), and costs of collection thereof shall be a charge on the Lots of the Owners licensed and entitled to use a boat slip, and shall be a continuing lien as to the Marina Charge (a purchase money lien secured by the same lien which secures the Maintenance Charge), which lien as to the Marina Charge shall be assigned by the Developer on the Control Transfer Date to the Association, upon the Lots against which each such Marina Charge is made. Each Owner's right to use the facilities of the Marina shall be governed by the rules and regulations of the Association.

(e) In addition to the Maintenance Charge and Marina Charge, each Owner of an Estates Lot agrees to pay an Estates Lot Charge equal to \$7.00 per month for the operation and maintenance of the private road and gate thereon. Beginning on January 1, 1997, and thereafter, the Estates Lot charge may be reasonably set by the Developer, or upon transfer, the Board of Directors of the Association. Further, each Owner of an Estates Lot, by acceptance of the deed therefor, whether or not it shall be expressed in any such deed or other conveyance, is deemed to covenant and agree to pay directly to the Developer or the Association, the monthly Estates Lot Charge ("Estates Lot Charge"). As provided above, the Estates Lot Charge, together with such interest thereon, as provided in 6.02(b), and costs of collection thereof shall be a charge on the Lots of the Owners of any Estates Lot, and shall be a continuing lien as to the Estates Lot Charge (a purchase money lien secured by the same lien which secures the Maintenance Charge), which lien as to the Estates Lot Charge shall be assigned by the Developer on the Control transfer Date to the Association, upon the Lots against which each such Estates Lot Charge is made.

(f) The Maintenance Charge, Marina Charge or Estates Lot Charge described in this Article VI and other charges or assessments described in this Declaration shall not apply to the Lots owned by the Developer. The Developer, prior to the Control Transfer Date, and the Association, from and after the Control Transfer Date, reserve the right at all times in their own judgement and discretion, to exempt any Lot ("Exempt Lot"), in the Subdivision from the Maintenance Charge, Marina Charge or Estates Lot Charge, in accordance with Section 6.07 hereof. If an Exempt Lot is sold to any party, the Maintenance Charge, Marina Charge or Estates Lot Charge shall be automatically reinstated as to the Exempt Lot and can only be waived at a later date pursuant to the provisions of the preceding sentence. The Developer, prior to the Control Transfer Date, and the Association, from and after the Control Transfer Date, shall have the further right at any time, and from time to time, to adjust or alter said Maintenance Charge from month to month as it deems proper to meet the reasonable operating expenses and reserve requirements of the Association in order for the Association to carry out its duties hereunder.

Section 6.03 Creation of Lien and Personal Obligation. In order to secure the payment of the Maintenance Charge, Marina Charge, Estates Lot Charge and other charges and assessments hereby levied, a vendor's (purchase money) lien for the benefit of the Association, shall be and is hereby reserved in the deed from the Developer to the purchaser of each Lot or portion thereof, which lien shall be enforceable through appropriate judicial and non-judicial proceedings by the Association. As additional security for the payment of the Maintenance Charge, Marina Charge, Estates Lot Charge and other charges and assessments hereby levied, each Owner of a Lot in the Subdivision, by such party's acceptance of a deed thereto, hereby grants to the Association a contractual lien on such Lot which may be foreclosed on by non-judicial foreclosure and pursuant to the provisions of Section 51.002 of the Texas Property Code (and any successor statute); and each such owner hereby expressly grants the Association a power of sale in connection therewith. The Association shall, whenever it proceeds with non-judicial foreclosure pursuant to the provisions of said Section 51.002 of the Texas Property Code and said power of sale, designate in writing a Trustee to post or cause to be posted all required notices of such foreclosure sale and to conduct such foreclosure sale. The Trustee may be changed at any time and from time to time by the Association by means of a written instrument executed by the President or any Vice-President of the Association and filed for record in the Real Property Records of Montgomery County, Texas. In the event that the Association has determined to nonjudicially foreclose the lien provided herein pursuant to the provisions of said Section 51.002 of the Texas Property Code and to exercise the power of sale hereby granted, the Association shall mail to the defaulting Owner a copy of the Notice of Trustee's Sale not less than twenty-one (21) days prior to the date on which said sale is scheduled by posting such notice through the U.S. Postal Service, postage prepaid, certified, return receipt requested, properly addressed to such Owner at the last known address of such Owner according to the records of the Association. If required by law, the Association or Trustee shall also cause a copy of the Notice of Trustee's Sale to be recorded in the Real Property Records of Montgomery County, Texas. Out of the proceeds of such sale, if any, there shall first be paid all expenses incurred by the Association in connection with such default, including reasonable attorneys' fees and a reasonable trustee's fee; second, from such proceeds there shall be paid to the Association an amount equal to the amount in default; and third, the remaining balance shall be paid to such Owner. Following any such foreclosure, each occupant of any such Lot foreclosed on and each occupant of any improvements thereon shall be deemed to be a tenant at sufferance and may be removed from possession by any and all lawful means, including a judgement for possession in an action of forcible detainer and the issuance of a writ of restitution thereunder.

In the event of nonpayment by any Owner of any Maintenance Charge, Marina Charge, Estates Lot Charge or other charge or assessment levied hereunder, the Association may, in addition to foreclosing the lien hereby retained, and exercising the remedies provided herein, upon ten (10) days prior written notice thereof to such nonpaying Owner, exercise all other rights and remedies available at law or in equity.

It is the intent of the provisions of this Section 6.03 to comply with the provisions of said Section 51.002 of the Texas Property Code relating to non-judicial sales by power of sale and, in the event of the amendment of said Section 51.002 of the Texas Property Code hereafter, the President or any Vice-President of the Association, acting without joinder of any other Owner or mortgagee or other person may, by amendment to this Declaration filed in the Real Property Records of Montgomery County, Texas, amend the provisions hereof so as to comply with said amendments to Section 51.002 of the Texas Property Code.

Section 6.04 Notice of Lien. In addition to the right of the Association to enforce the Maintenance Charge, Marina Charge, Estates Lot Charge or other charge or assessment levied hereunder, the Association may file a claim or lien against the Lot of the delinquent Owner by recording a notice ("Notice of Lien") setting forth (a) the amount of the claim of delinquency, (b) the interest and costs of collection, including reasonable attorneys' fees, which have accrued thereon, (c) the legal description and street address of the Lot against which the lien is claimed and (d) the name of the Owner thereof. Such Notice of Lien shall be signed and acknowledged by an officer of the Association or other duly authorized agent of the Association. The lien shall

continue until the amounts secured thereby and all subsequently accruing amounts are fully paid or otherwise satisfied. When all amounts claimed under the Notice of Lien and all other costs and assessments which may have accrued subsequent to the filing of the Notice of Lien have been fully paid or satisfied, the Association shall execute and record a notice releasing the lien upon payment by the Owner of a reasonable fee as fixed by the Board of Trustees to cover the preparation and recordation of such release of lien instrument.

Section 6.05 Liens Subordinate to Mortgages. The liens described in this Article VI and the superior title herein reserved shall be deemed subordinate to a first lien or other liens of any bank, insurance company, savings and loan association, university, pension and profit sharing trusts or plans, or other bona fide, third party lender, including Developer, which may have heretofore or may hereafter lend money in good faith for the purchase or improvement of any Lot and any renewal, extension, rearrangement or refinancing thereof. Each such mortgagee of a mortgage encumbering a Lot who obtains title to such Lot pursuant to the remedies provided in the deed of trust or mortgage or by judicial foreclosure shall take title to the Lot free and clear of any claims for unpaid Maintenance Charges, Marina Charge, Estates Lot Charge or other charges or assessments against such Lot which accrued prior to the time such holder acquires title to such Lot. No such sale or transfer shall relieve such transferee of title to a Lot from liability for any Maintenance Charge, Marina Charge, Estates Lot Charge or other charges or assessments thereafter becoming due or from the lien thereof. Any other sale or transfer of a Lot shall not affect the Association's lien for Maintenance Charges, Marina Charge, Estates Lot Charge or other charges or assessments. The Association shall make a good faith effort to give each such mortgagee sixty (60) days advance written notice of the Association's proposed foreclosure of the lien described in Section 6.01 hereof, which notice shall be sent to the nearest office of such mortgagee by prepaid United States registered or Certified mail, return receipt requested, and shall contain a statement of delinquent Maintenance Charges, Marina Charge, Estates Lot Charge or other charges or assessments upon which the proposed action is based provided, however, the Association's failure to give such notice shall not impair or invalidate any foreclosure conducted by the Association pursuant to the provisions of this Article VI.

Section 6.06 Purpose of the Maintenance Charge, Marina Charge and Estates Lot Charge. The Maintenance Charge levied by the Developer or the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the Owners of the Subdivision and other portions of the Annexable Area which hereafter may become subject to the jurisdiction of the Association. In particular, the Maintenance Charge shall be used for any improvement or services in furtherance of these purposes and the performance of the Association's duties described in Article VIII, including the maintenance of the Boat Launch or other Common Areas, or Drainage Easements, and the establishment and maintenance of a reserve fund for maintenance of the Boat Launch, Common Areas, or Drainage Easements. The Marina Charge shall be used for the maintenance, repair, replacement, utilities and operation of the Marina. The Estates Lot Charge shall be used for the maintenance, repair, replacement, utilities and operation of the Private Road and the gate and/or entrance to said Private Road. The Maintenance Fund may be expended by the Developer or the Association for any purposes which, in the judgement of the Developer or Association, will tend to maintain the property values in the Subdivision, including, but not limited to, providing funds for the actual cost to the Association of all taxes, insurance, repairs, energy charges, replacement and maintenance of the Boat Launch, Common Area, etc. as may from time to time be authorized by the Association. Except for the Association's use of the Maintenance Charge, Marina Charge or Estates Lot Charge to perform its duties described in this Declaration and in the Bylaws, the use of the Maintenance Charge, Marina Charge or Estates Lot Charge for any of these purposes is permissive and not mandatory. It is understood that the judgement of the Association as to the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

Section 6.07 Exempt Property. The following property subject to this Declaration shall be exempt from the Maintenance Charge, Marina Charge or Estates Lot Charge and all other charges and assessments created herein: (a) all properties dedicated to and accepted by a local public authority; (b) the Common Area; and (c) all properties owned by the Developer or the Association or a charitable or nonprofit organization exempt from taxation by the laws of the State

of Texas; however, no land or improvements devoted to dwelling use shall be exempt from said Maintenance Charge.

Section 6.08 Handling of Maintenance Charges, Marina Charge and Estates Lot Charge. The collection and management of the Maintenance Charge, Marina Charge or Estates Lot Charge or other charge or assessment levied hereunder, shall be performed by the Developer until the Control Transfer Date, at which time the Developer shall deliver to the Association all funds on hand together with all books and records of receipt and disbursements. The Developer and, upon transfer, the Association, shall maintain separate special accounts for these funds, and Owners shall be provided at least annually, information on the Maintenance Fund as provided in Section 8.07 hereof.

ARTICLE VII

DEVELOPER'S RIGHTS AND RESERVATIONS

Section 7.01 Period of Developer's Rights and Reservations. Developer shall have, retain and reserve certain rights as hereinafter set forth with respect to the Association and the Marina and other Common Areas from the date hereof, until the earlier to occur of (i) the Control Transfer date or (ii) Developer's written notice to the Association of Developer's termination of the rights described in Article VII hereof. The rights and reservations hereinafter set forth shall be deemed excepted and reserved in each conveyance of a Lot by Developer to an Owner whether or not specifically stated therein and in each deed or other instrument by which any property within the Common Area is conveyed by Developer. The rights, reservations and easements hereafter set forth shall be prior and superior to any other provisions of this Declaration and may not, without Developer's prior written consent, be modified, amended, rescinded or affected by any amendment of this Declaration. Developer's consent to any one such amendment shall not be construed as a consent to any other or subsequent amendment.

Section 7.02 Right to Construct Additional Improvements in Common Area. Developer shall have and hereby reserves the right (without the consent of any other Owner), but shall not be obligated, to construct additional improvements within the Marina, Private Road or Common Area at any time and from time to time in accordance with this Declaration for the improvement and enhancement thereof and for the benefit of the Association and Owners, so long as such construction does not directly result in the increase of such Maintenance Charge. Developer shall, upon the Control Transfer Date, convey or transfer such improvements to the Association and the Association shall be obligated to accept title to, care for and maintain the same as elsewhere provided in this Declaration.

Section 7.03 Developer's Rights to Use Common Areas in Promotion and Marketing of the Property and Annexable Area. Developer shall have and hereby reserves the right to reasonable use of the Common Area and of services offered by the Association in connection with the promotion and marketing of land within the boundaries of the Property and Annexable Area. Without limiting the generality of the foregoing, Developer may erect and maintain on any part of the Common Area such signs, temporary buildings and other structures as Developer may reasonably deem necessary or proper in connection with the promotion, development and marketing of land within the Property and Annexable Area; may use vehicles and equipment within the Common Area for promotional purposes; and may permit prospective purchasers of property within the boundaries of the Property and Annexable Area, who are not Owners or Members of the Association, to use the Common Area at reasonable times and in reasonable numbers; and may refer to the services offered by the Association in connection with the development, promotion and marketing of the Property and Annexable Area. Further, the Developer may establish Rules and Regulations for the use of the Common Areas in the Subdivision.

Section 7.04 Developer's Rights to Grant and Create Easements. Developer shall have and hereby reserves the right, without the consent of any other Owner or the Association, to grant or create temporary or permanent easements, for access, utilities, pipeline easements, cable

television systems, communication and security systems, drainage, water and other purposes incident to development, sale, operation and maintenance of the Subdivision, located in, on, under, over and across (i) the Lots or other property owned by Developer, (ii) the Common Area, and (iii) existing utility easements. Developer also reserves the right, without the consent of any other Owner or the Association, to (i) grant or create temporary or permanent easements for access over and across the streets and roads within the Subdivision to and from FM 1097 or other public roads for the benefit of owners of property, regardless of whether the beneficiary of such easements own property which is hereafter made subject to the jurisdiction of the Association and (ii) permit owners of property within the Annexable Area which is not made subject to the jurisdiction of the Association to use the recreational facilities of the Association and other Common Area, provided that said owners pay to the Association their proportionate share of the cost of operating and maintaining said recreational facilities and Common Areas.

Section 7.05 Developer's Rights to Convey Additional Common Area to the Association. Developer shall have and hereby reserves the right, but shall not be obligated to, convey additional real property and improvements thereon, if any, to the Association as Common Area at any time and from time to time in accordance with this Declaration, without the consent of any other Owner or the Association.

Section 7.06 Annexation of Annexable Area. Additional residential property and common areas outside of the Subdivision including, without limitation, the Annexable Area, may, at any time and from time to time, be annexed by the Developer into the real property which becomes subject to the jurisdiction and benefit of the Association, without the consent of the Owners or any other party; provided, however, such additional residential property outside of the Annexable Area may be made subject to the jurisdiction of the Association by the Developer. The owners of Lots in such annexed property, as well as all other Owners subject to the jurisdiction of the Association, shall be entitled to the use and benefit of all Common Areas, including the Lake, that are or may become subject to the jurisdiction of the Association, provided that such annexed property is impressed with and subject to at least the Maintenance Charge imposed hereby.

ARTICLE VIII

DUTIES AND POWERS OF THE PROPERTY OWNERS ASSOCIATION

Section 8.01 General Duties and Powers of the Association. The Association has been formed to further the common interest of the Members. The Association, acting through the Board of Directors or through persons to whom the Board of Directors has delegated such powers (and subject to the provisions of the Bylaws), shall have the duties and powers hereinafter set forth and, in general, the power to do anything that may be necessary or desirable to further the common interest of the members, to maintain, improve and enhance the Common Areas and to improve and enhance the attractiveness, desirability and safety of the Subdivision and any portion of the Annexable Area which becomes subject to the jurisdiction of the Association. The Association shall have the authority to act as the agent to enter into any and all contracts on behalf of the Members in order to carry out the duties, powers and obligations of the Association as set forth in this Declaration.

Section 8.02 Duty to Accept the Property and Facilities Transferred by Developer. The Association shall accept title to any of the Common Areas or other real property, including any improvements thereon and personal property transferred to the Association by Developer, and equipment related thereto, together with the responsibility to perform any and all administrative functions and recreation functions associated therewith (collectively herein referred to as "Functions"), provided that such property and Functions are not inconsistent with the terms of this Declaration. Property interests transferred to the Association by Developer may include fee simple title, easements, leasehold interests and licenses to use such property. Any property or interest in property transferred to the Association by Developer shall be within the boundaries of the Property or Annexable Area. Any property or interest in property transferred to the Association by Developer shall, except to the extent otherwise specifically approved by resolution

of the Board of Directors, be transferred to the Association free and clear of all liens and mortgages (other than the lien for property taxes and assessments not then due and payable), but shall be subject to the terms of this Declaration, the terms of any declaration of covenants, conditions and restrictions annexing such property to the Common Area, and all easements, covenants, conditions, restrictions and equitable servitude or other encumbrances which do not materially affect the Owners authorized to use such property. Except as otherwise specifically approved by resolution of the Board of Directors, no property or interest in property transferred to the Association by the Developer shall impose upon the Association any obligation to make monetary payments to Developer or any affiliate of Developer including, but not limited to, any purchase price, rent, charge or fee. The property or interest in property transferred to the Association by Developer shall not impose any unreasonable or special burdens of ownership of property, including the management maintenance, replacement and operation thereof.

Section 8.03 Duty to Manage and Care for the Common Area. The Association shall manage, operate, care for, maintain and repair all Common Areas and keep the same in a safe, attractive and desirable condition for the use and enjoyment of the Members. The duty to operate, manage and maintain the Common Areas shall include, but not be limited to the following: establishment, operation and maintenance of a security system, if any, for the Subdivision; landscaping, maintenance, repair and replacement of the Marina; maintenance, repair and replacement of the Private Road and gates thereon and the drainage easements; mowing of street right-of-ways and other portions of the Subdivision; and management, maintenance, repair and upkeep of the Marina and Common Areas.

Section 8.04 Other Insurance Bonds. The Association shall obtain such insurance as may be required by law, including workmen's compensation insurance, and shall have the power to obtain such other insurance and such fidelity, indemnity or other bonds as the Association shall deem necessary or desirable.

Section 8.05 Duty to Prepare Budgets. The Association shall prepare budgets for the Association, which budgets shall include a reserve fund for the maintenance of all Common Areas.

Section 8.06 Duty to Levy and Collect the Maintenance Charge, Marina Charge and Estates Lot Charge. The Association shall levy, collect and enforce the Maintenance Charge, the Marina Charge, the Estates Lot Charge and other charges and assessments as elsewhere provided in this Declaration.

Section 8.07 Duty to Provide Annual Review. The Association shall provide for an annual unaudited independent review of the accounts of the Association. Copies of the review shall be made available to any Member who requests a copy of the same upon payment by such Member of the reasonable cost of copying the same.

Section 8.08 Duties with Respect to Architectural Approvals. The Association shall perform functions to assist the Committee as elsewhere provided in Article IV of this Declaration.

Section 8.09 Power to Acquire Property and Construct Improvements. The Association may acquire property or an interest in property (including leases) for the common benefit of Owners including improvements and personal property. The Association may construct improvements on the Property and may demolish existing improvements.

Section 8.10 Power to Adopt Rules and Regulations. The Association may adopt, amend, repeal and enforce rules and regulations ("Rules and Regulations"), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Marina and Common Areas, and the use of any other property, facilities or improvements owned or operated by the Association.

Section 8.11 Power to Enforce Restrictions and Rules and Regulations. The Association (and any Owner with respect only to the remedies described in (ii) below) shall have the power to enforce the provisions of this Declaration and the Rules and Regulations and shall take such action as the Board of Directors deems necessary or desirable to cause such compliance by each Member and each Related User. Without limiting the generality of the foregoing, the Association shall have the power to enforce the provisions of this Declaration and of Rules and Regulations of the Association by any one or more of the following means: (i) By entry upon any property within the Subdivision after notice and hearing (unless a bona fide emergency exists in which event this right of entry may be exercised without notice (written or oral) to the Owner in such manner as to avoid any unreasonable or unnecessary interference with the lawful possession, use or enjoyment of the improvements situated thereon by the Owner or any other person), without liability by the Association to the Owner thereof, for the purpose of enforcement of this Declaration or the Rules and Regulations; (ii) by commencing and maintaining actions and suits to restrain and enjoin any breach or threatened breach of the provisions of this Declaration or the Rules and Regulations; (iii) by exclusion, after notice and hearing, of any Member of Related User from use of any recreational facilities within the Common Areas during and for up to sixty (60) days following any breach of this Declaration or such Rules and Regulations by such Member or any Related User, unless the breach is a continuing breach in which case exclusion shall continue for so long as such breach continues; (iv) by suspension, after notice and hearing, of the voting rights of a Member during and for up to sixty (60) days following any breach by such Member or a Related User of a provision of this Declaration or such Rules and Regulations, unless the breach is a continuing breach in which case such suspension shall continue for so long as such breach continues; (v) by levying and collecting, after notice and hearing, an assessment against any Member for breach of this Declaration or such Rules and Regulations by such Member or a Related User which assessment reimbursed the Association for the costs incurred by the Association in connection with such breach; (vi) by levying and collecting, after notice and hearing, reasonable and uniformly applied fines and penalties, established in advance in the Rules and Regulations of the Association, from any Member or Related User for breach of this Declaration or such Rules and Regulations by such Member or a Related User; and (vii) by taking action itself to cure or abate such violation and to charge the expenses thereof, if any, to such violating Members, plus attorneys' fees incurred by the Association with respect to exercising such remedy.

Before the Board may invoke the remedies provided above, it shall give registered or certified notice of such alleged violation to Owner, and shall afford the Owner a hearing. If, after the hearing, a violation is found to exist, the Board's right to proceed with the listed remedies shall become absolute. Each day a violation continues shall be deemed a separate violation. Failure of the Association, the Developer, or of any Owner to take any action upon any breach or default with respect to any of the foregoing violations shall not be deemed a waiver of their right to take enforcement action thereafter or upon a subsequent breach or default.

Section 8.12 Power to Grant Easements. In addition to any blanket easements described in this Declaration, the Association shall have the power to grant access, utility, drainage, water facility and other such easements in, on, over or under the Common Area. Additionally, the Association, from and after the Control Transfer Date, shall have the power to grant access, utility, drainage, water facility and other similar easements in, on, over and under Lots provided that such easements do not unreasonably interfere with the rights of the Owner of such Lots.

Section 8.13 Power to Convey and Dedicate Property to Government Agencies. The Association shall have the power to grant, convey, dedicate or transfer any Common Areas or facilities to any public or governmental agency or authority for such purposes and subject to such terms and conditions as the Association shall deem appropriate, which power may be exercised (i) prior to the Control Transfer Date by the Board of Directors and (ii) from and after the Control Transfer Date by the Association, with the approval of not less than two-thirds (2/3rds) of the Members agreeing in writing or by voting at any scheduled meeting of the Members and with the prior written approval of the Developer. The Association may, subject to the limitations of the preceding sentence, convey property to a public or governmental agency or authority in lieu of such property being condemned by such public or governmental agency or authority.

ARTICLE IX

GENERAL PROVISIONS

Section 9.01 Term. The provisions hereof shall run with all property in the Subdivision and shall be binding upon all Owners and all persons claiming under them for a period of forty (40) years from the date this Declaration is recorded, after which time said Declaration shall be automatically extended for successive periods of ten (10) years each, unless an instrument, signed by not less than two-thirds (2/3rds) of the then Owners (including the Developer) of the Lots has been recorded agreeing to cancel, amend or change, in whole or in part, this Declaration.

Section 9.02 Amendments. This Declaration may be amended or changed, in whole or in part, at any time by the written agreement or signed ballot of Owners (including the Developer) entitled to cast not less than two-thirds (2/3rds) of the votes of all of the Owners. If the Declaration is amended by a written instrument signed by those Owners entitled to cast not less than two-thirds (2/3rds) of all of the votes of the Owners of the Association, such amendment must be approved by said Owners within three hundred sixty-five (365) days of the date the first Owner executes such amendment. The date an Owner's signature is acknowledged shall constitute prima facie evidence of the date of execution of said amendment by such Owner. Those Members (Owners, including the Developer) entitled to cast not less than two-thirds (2/3rds) of all of the votes of the Members of the Association may also vote to amend this Declaration, in person, or by proxy, at a meeting of the Members (Owners, including the Developer) duly called for such purpose, written notice of which shall be given to all Owners at least ten (10) days and not more than sixty (60) days in advance and shall set forth the purpose of such meeting. Notwithstanding any provision contained in the Bylaws to the contrary, a quorum, for purposes of such meeting, shall consist of not less than seventy percent (70%) of all of the Members (in person or by proxy) entitled to vote. Any such amendment shall become effective when an instrument is filed for record in the Real Property Records of Montgomery County, Texas, accompanied by a certificate, signed by a majority of the Board of Trustees, stating that the required number of Members (Owners, including the Developer) executed the instrument amending this Declaration or cast a written vote, in person or by proxy, in favor of said amendment at the meeting called for such purpose. Copies of the written ballots pertaining to such amendment shall be retained by the Association for a period of not less than three (3) years after the date of filing of the amendment or termination.

Section 9.03 Amendments by the Developer. The Developer shall have and reserves the right at any time and from time to time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged, and filed for record for the purpose of correcting any typographical or grammatical error, oversight, 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 adversely affect the vested property or other rights of any Owner or his mortgagee. Additionally, Developer shall have and reserves the right at any time and from time to time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged and filed for record for the purpose of permitting the Owners to enjoy the benefits from technological advances, such as security, communications or energy-related devices or equipment which did not exist or were not in common use in residential Subdivisions at the time this Declaration was adopted. Likewise, the Developer shall have and reserves the right at any time and from time to time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged and filed for record for the purpose of prohibiting the use of any device or apparatus developed and/or available for residential use following the date of this Declaration if the use of such device or apparatus will adversely affect the Association or will adversely affect the property values within the Subdivision.

Section 9.04 Severability. Each of the provisions of this Declaration shall be deemed independent and severable and the invalidity or unenforceability or partial invalidity or partial

unenforceability of any provision or portion hereof shall not affect the validity or enforceability of any other provision.

Section 9.05 Mergers and Consolidations. The Association may participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that (i) prior to the Control Transfer Date any such merger or consolidation shall be approved (in writing or at a meeting duly called for such purpose) by two-thirds (2/3rds) of the Directors and (ii) from and after the Control Transfer Date any such merger or consolidation shall have the consent (in writing or at a meeting duly called for such purpose) of those Members entitled to cast not less than two-thirds (2/3rds) of the votes of all of the Members of the Association and the Developer.

Upon a merger or consolidation of the Association with another association as provided in its Articles of Incorporation, the properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association, or alternatively, the properties, rights and obligations of the other association may, by operation of law, be added to the properties, rights and obligations of the Association as a surviving corporation pursuant to the merger. The surviving or consolidated association will be subject to the covenants and restrictions established by this declaration within the Subdivision, together with the covenants and restrictions established upon any other properties as one scheme. No such merger or consolidation, however, shall effect any revocation, change or addition to the covenants and restrictions established by this Declaration, except as changed by amendment of this Declaration or by the plan of merger or consolidation. In the event of any inconsistency between the terms and provisions of this Declaration and the terms and provisions of any of the merger or consolidation documents, the terms and provisions of this Declaration shall control.

Section 9.06 Liberal Interpretation. The provisions of this Declaration shall be liberally construed as a whole to effectuate the purpose of this Declaration.

Section 9.07 Successors and Assigns. The provisions hereof shall be binding upon and inure to the benefit of the Owners, the Developer and the Association, and their respective heirs, legal representatives, executors, administrators, successors and assigns.

Section 9.08 Effect of Violations on Mortgages. No violation of the provisions herein contained, or any portion thereof, shall affect the lien of any mortgage or deed of trust presently or hereafter placed of record or otherwise affect the rights of the mortgagee under any such mortgage, the holder of any such lien or beneficiary of any such deed of trust; and any such mortgage, lien, or deed of trust may, nevertheless, be enforced in accordance with its terms, subject, nevertheless, to the provisions herein contained.

Section 9.09 Terminology. All personal pronouns used in this Declaration and all exhibits attached hereto, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural and vice versa. Title of Articles and Sections are for convenience only and neither limit nor amplify the provisions of this Declaration itself. The terms "herein," "hereof" and similar terms, as used in this instrument, refer to the entire agreement and are not limited to referring only to the specific paragraph, section or article in which such terms appear. All references in this Declaration to Exhibits shall refer to the Exhibits attached hereto.

Section 9.10 Effect on Annexable Area. The provisions of this Declaration do not impose any restrictions whatsoever or otherwise encumber the Annexable Area, unless and until portions of the Annexable Area are made subject to the jurisdiction of the Association by a separate instrument executed solely by Developer or its successors and assigns and any

lienholders, which instrument is recorded in the Real Property Records of Montgomery County, Texas.

Section 9.11 Developer's Rights and Prerogatives. Prior to the Control Transfer Date, the Developer may file a statement in the Real Property Records of Montgomery County, Texas, which expressly provides for the Developer's (ii) discontinuance of the exercise of any right or prerogative provided for in this Declaration to be exercised by the Developer or (i) assignment to any third party owning property in the Subdivision or Annexable Area, of one or more of Developer's specific rights and prerogatives provided in this Declaration to be exercised by Developer. The assignee designated by Developer to exercise one or more of Developer's rights or prerogatives hereunder shall be entitled to exercise such right or prerogative until the earlier to occur of the (i) Control Transfer Date or (ii) date that said assignee files a statement in the Real Property Records of Montgomery County, Texas, which expressly provides for said assignee's discontinuance of the exercise of said right or prerogative. From and after the date that the Developer discontinues its exercise of any right or prerogative hereunder and/or assigns its right to exercise one or more of its rights or prerogatives to an assignee, the Developer shall not incur any liability to any Owner, the Association or any other party by reason of the Developer's discontinuance or assignment of the exercise of said right(s) or prerogative(s). Upon the Developer's Assignment of its rights as of the Transfer Control Date to the Association, the Association shall be entitled to exercise all the rights and prerogatives of the Developer.

9.12 Electric Utility Service. Prior to beginning any construction on a Lot, each Lot owner, at his expense, shall be required to install electric service lines from the transformer or source of feed to the meter location on said Lot. Further, each Lot owner may expect to pay a charge for connection to such electric utility service, and the owner is obligated to contact Entergy to determine such charge and make arrangements for the installation of said service lines and connection to the electrical distribution system. Owner shall also be responsible for all charges for all utility service furnished to Owner's Lot.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto set its hand as of this 27th day of December, 1996.

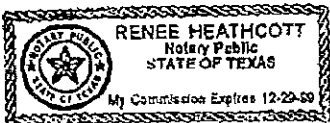
B & A INTERESTS, INC.

By Connie Miller
CONNIE MILLER
President

P.O. Box
B & A Interests
12626 Aries Loop
Willis Tx 77378
STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 27th day of December, 1996, by CONNIE MILLER, President of B & A INTERESTS, INC., a Texas corporation, on behalf of said corporation and in the capacity therein stated.



Renee Heathcott
Notary Public, State of Texas

JOINDER OF LIENHOLDER

The undersigned, WOODFOREST NATIONAL BANK, a national banking association, is the owner and holder of an existing mortgage and lien upon and against a portion of the real property described in the foregoing Declaration as "Property," and as such mortgagee and lienholder, does hereby consent to and join in this Declaration.

This consent and joinder shall not be construed or operate as a release of said mortgage or liens owned and held by the undersigned, or any part thereof, but the undersigned agrees that its said mortgage and liens shall hereafter be upon and against each and all of the Lots and all appurtenances thereto, subject to the Restrictions hereby agreed to, with however, the express stipulation that the mortgage and liens owned and held by the undersigned are and shall remain superior to any and all liens or charges imposed or created by this Declaration or provided for in this Declaration. In no event shall WOODFOREST NATIONAL BANK be required to enforce any restrictions, covenants, easements and/or any other matters appearing in this Declaration, nor shall the failure to enforce such restrictions, covenants, easements and/or other matters, if any, give claim or cause of action against WOODFOREST NATIONAL BANK.

Notwithstanding anything to the contrary contained herein, the undersigned WOODFOREST NATIONAL BANK, does not release, subordinate or impair, by this consent and joinder, any and all rights it may have under its liens to succeed to any and all rights, powers and authority of the Developer hereunder in the event of a foreclosure of its mortgage or liens.

Signed by the undersigned officer of WOODFOREST NATIONAL BANK duly authorized, this 27 day of December, 1996.

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify 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 official Public Records of Real Property of Montgomery County, Texas.

WOODFOREST NATIONAL BANK,
a national banking association

DEC 30 1996



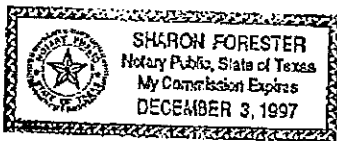
Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

By: *George V. Sowers, Jr.*
Name: GEORGE V. SOWERS, JR.
Title: PRESIDENT

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 27 day of DECEMBER, 1996, by GEORGE V. SOWERS, JR., PRESIDENT of Woodforest National Bank, on behalf of said Bank.



Sharon Forester
Notary Public, State of Texas

FILED FOR RECORD

96 DEC 30 PM 3:23

MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

Mark Turnbull
DEPUTY

C:\A\WPDOCS\RESTRICT\BRIDGNT.ALD

Vol. 1078 p. 653

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DEEDS

RESTRICTIONS, COVENANTS, AND CONDITIONS APPLICABLE TO
ACREAGE IN THE NEIL MARTIN SURVEY, ABSTRACT NO. 26,
MONTGOMERY COUNTY, TEXAS, A RESIDENTIAL AREA,
SOMETIMES REFERRED TO AS BRIDGEFOUNT

STATE OF TEXAS I
COUNTY OF MONTGOMERY X KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, JOHN R. KLEIMANN, TRUSTEE, a resident of
Montgomery County, Texas, is the owner of that certain tract
or parcel of land described as follows, to-wit:

BEING 171.006 acres of land out of and a part of the
Neil Martin Survey, Abstract No. 26, Montgomery County,
Texas, which 171.006 acres is fully described by metes
and bounds in Exhibit "A" of that certain deed dated
March 6, 1978, from John R. Kleimann et al., to John
R. Kleimann, Trustee, of record in Volume 1048, Page
227, Deed Records, Montgomery County, Texas, to which
Deed and the record thereof reference is here made
for a more complete description of said 171.006 acres.

and,

WHEREAS, JOHN R. KLEIMANN, individually, a resident of
Montgomery County, Texas, is the owner of that certain tract
or parcel of land described as follows, to-wit:

BEING 28.995 acres of land out of and a part of the
Neil Martin Survey, Abstract No. 26, Montgomery County,
Texas; and, said 28.995 acres being more particularly
described by metes and bounds in Deed dated September 7,
1978, from Harold Smith, Trustee, to John R. Kleimann,
et al., of record in Volume 1017, Page 712, Deed Records,
Montgomery County, Texas, to which Deed and the record
thereof reference is here made for a more complete de-
scription of said 28.995 acres.

and,

WHEREAS, it is the desire of JOHN R. KLEIMANN, TRUSTEE, and
JOHN R. KLEIMANN, individually, hereinafter referred to as the
Developer of said property, to dedicate and restrict a portion
thereof as residential property, for the purpose of developing
a residential subdivision and a residential area, and, therefore,
for the purpose of insuring harmonious, pleasant, and satisfactory
living conditions in a residential area, and to insure means for
mutually safeguarding and enhancing the value of investment in

the property and improvements to be from time to time erected on the property, the Developer hereby fixes and adopts the restrictions, covenants, conditions and other provisions as hereinafter set out, which shall run with the land, and which shall govern the development of the property, the use of the property, and all improvements placed upon the property, and which shall be binding upon the Developer, his heirs, assigns, and successors, for the term hereinafter stated; except, however, these restrictions, covenants and conditions shall not apply to the portions of the above described property hereinafter specifically described, and which are hereby reserved and excluded from the provisions of this document, unless subjected to the provisions, in whole or in part, of this document, by a subsequent document filed for record by the Developer with the County Clerk of Montgomery County, Texas. The property reserved and excluded from the provisions of this document are described as follows:

TRACT I:

BEING all that portion of the 171.006 acre tract lying North of a gully known as Jones Gully.

TRACT II:

BEING all that portion of the 171.006 acre tract lying within 400 feet of the North boundary line of Farm-to-Market Road No. 1097.