

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
Great Oaks Ranch, Washington County, Texas**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WASHINGTON

WHEREAS, Grantor is the majority owner of all the property (i.e. all of the lots, tracts, and parcels of land) is described in Exhibit "A" attached hereto and incorporated herein;

In this Declaration, made on the date hereinafter set forth by Signor Development Group, LLC., hereinafter referred to as "Grantor":

WITNESSETH:

NOW, THEREFORE, the undersigned hereby adopts, establishes and imposes this Declaration of Covenants, Conditions and Restrictions for **Great Oaks Ranch**, upon **Great Oaks Ranch**, and declares the following reservations, easements, restrictions, covenants and conditions applicable thereto, all of which 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 any area not included in the boundaries of said Plat or survey unless specifically provided for herein.

SECTION 1. There will be no mobile or prefabricated homes allowed.

SECTION 2. All exterior lighting shall be shielded so that no light is emitted above the bottom of the light source or bulb compliant fixtures shall not be mounted so high as to cast light or glare on adjacent residential property. Low voltage, seasonal lighting ("Christmas Lights") are permitted. Such lights which front on residential property shall be turned off no later than 11pm each evening.

SECTION 3. No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuilding, shall be used on subject property at any time as a permanent residence. Storage buildings may not be utilized as permanent residence on the lot.

SECTION 4. Subject property shall not be used or maintained as a dumping ground for rubbish or trash. No garbage or other waste shall be kept, except in sanitary containers. All other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition.

SECTION 5. Animals, livestock, emus and ostrich, other than hogs or poultry, may be kept, bred, and maintained on subject property under the following conditions:

- A. No livestock of any type shall be allowed to run loose except upon one's own premises.
- B. All horses, cattle or other livestock shall be kept enclosed by suitable fencing of subject property.
- C. Though cattle are permitted, feed lots are not permitted.
- D. The premises shall be maintained in such a manner as to prevent health hazards and shall not be offensive to the neighboring lots.

SECTION 6. Property owners are responsible for forming an HOA and/or creating a maintenance fund.

SECTION 7. All homes, cabins, barns, fences, and outbuildings are to be approved by developer until all lots are sold, at which point the property owners shall form a three person architectural committee to review plans.

SECTION 8. No abandoned or inoperative automobile, other vehicle or trailer shall be permitted to remain on subject property or in front of subject property.

SECTION 9. No commercial activity other than that of permitted livestock shall be conducted on any lot. Agricultural and Aqua cultural activities are permitted so long as such activity is in compliance with Section 4, above.

SECTION 10. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provisions, which shall remain in full force and effect.

SECTION 11. The covenants and restrictions of this declaration shall run with and bind the land, and shall bind all owners for a period of fifty (50) years from the date hereof. Thereafter these restrictions shall automatically be reinstated for 20 year periods.

SECTION 12. Each Homeowner has the right to enforce these restrictions and protective covenants

EXECUTED THIS THE _____ DAY OF _____, 2007.

Signor Development Group, LLC.

By: _____
Clay Signor, President

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledge before me this _____ day of _____, 2007, by
Clay Signor, President of Signor Development Group, LLC.

Notary Public, in and for the State of Texas

My Commission Expires: _____

RETURN TO: Signor Development Group, LLC.
5501 A. Balcones Dr. # 308
Austin, Texas 78731