

Deed Restrictions Summary

A. Signs

No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Dwelling, fence or other improvement upon such Lot so as to be visible from public view except the following:

1. For Sale Signs. An Owner may erect (1) sign on his Lot, not exceeding 2'x3' in area, fastened only to a stake in the ground and extending not more than three (3') feet above the surface of such Lot advertising the property for sale.

2. Political Signs. Not more than two political signs, not exceeding 2'x3' in area, may be erected upon any Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of apolitical party, issue or proposal, provided that such signs shall not be erected more than thirty (30) days in advance of the election to which they pertain and shall be removed within three (3) days after such election.

3. School Spirit Signs. Signs containing information about one or more children residing in the Dwelling and the school they attend shall be permitted so long as the sign is not more than 36''x36'' and is fastened only to stake on the ground. There shall be no more than one sign for each child under the age of eighteen (18) residing in the Dwelling, and said signs may not be displayed more than ten (10) days in any calendar month, for more than three (3) months in a calendar year.

4. Security Signs/Stickers. Signs or stickers provided to an Owner by a commercial security or alarm company providing service to the Dwelling shall be permitted so long as the sign is not more than 8''x 8'' or the sticker is no more than 4''x 4''. There shall be no more than one sign or more than six (6) stickers located on the windows or doors. Stickers shall also be permitted on windows and doors for the "Child Find" program or similar program sponsored by a local police and/or local fire department. All signs within the Subdivision are subject to the Guidelines and bulletins promulgated by the ARC.

B. Window Treatments.

Within three (3) months of occupying a Dwelling on any Homesite, an Owner shall install appropriate window treatments in keeping with the aesthetics of the Subdivision. Appropriate window treatments would include, by way of illustration, curtains and draperies with backing materials of white, light beige, light tan, or light gray; blinds or mini blinds of the same colors or natural wood; and/or shutters of the same colors or natural wood. No other window treatment color may be visible from the exterior of the Dwelling.

Expressly prohibited both before and after the initial three (3) months of occupancy are any temporary or disposable coverings not consistent with the aesthetics of the Subdivision, such as reflected materials, newspapers, shower curtains, fabrics not sewn into finished curtains or draperies, other paper, plastic, cardboard, or other materials not expressly made for or commonly used by the general public for window coverings in a residential subdivision of the same caliber as the Subdivision.

C. Antennas/Satellite Dishes

No exterior antennas, aerials, satellite dishes, or other apparatus for the reception of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Property, which is visible from any street, common area or other Lot unless it is impossible to receive signals from said location. In that event the receiving device may be placed in a visible location as approved by the ARC. No satellite dishes shall be permitted which are larger than one (1) meter in diameter. No broadcast antenna mast may exceed the height of the center ridge of the roofline.

In the event that it is impossible to receive signal from a non-visible location, the installation of antennas shall be subject to rules and regulations which may be promulgated by the Association setting out preferred alternate locations for antennas.

D. General Nuisances.

No portion of the Property may be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, animal, or material be kept upon any portion of the property that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding Homesites, Recreational Sites, or Common Area.

No noxious, illegal, or offensive activity shall be carried on upon any portion of the Property. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted within the Property. The use and discharge of firecrackers and other fireworks is prohibited within the Property. The disassembly and assembly of motor vehicles to perform repair work shall be permitted provided such activities are not conducted on a regular or frequent basis, and are either conducted entirely within an enclosed garage or, if conducted outside, are begun and completed within twelve (12) hours.

E. Tree Removal.

No trees greater than three (3) caliper inches to be measured at a point six (6) inches above grade shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees for the safety reasons, unless approved by the ARC.

F. Animals and Pets.

No animals, livestock (including swine of any kind) or poultry of any kind shall be raised, bred, or kept on any portion of the Property, except that the dogs, cats, or other usual and common household pets, not to exceed a total of two (2) pets, may be permitted in a Dwelling. No pets are permitted to roam free. No pets shall be kept, bred, or maintained for any commercial purposes. Dogs and cats shall at all times whenever they are outside a Dwelling and/or fence be confined on a leash held by a responsible person.

G. Swimming Pools/Spas.

No above ground swimming pools are permitted. All swimming pools and spas require architectural approval as set out in Article VII herein.

H. Out Buildings/ Accessory Buildings.

No out building and/or accessory building (including but not limited to sheds, greenhouses, gazebos, play houses, shade trellis) shall be constructed or placed on a Lot within the Subdivision without prior written approval of the Association.

I. Ponds and Other Water Bodies.

Swimming, fishing, boating, or other similar activities shall not be permitted within the ponds, or other bodies of water within the Subdivision.

J. Exterior Holiday Decorations.

The display of exterior holiday decorations, by way of illustration but not limited to lights, banners, flags, wreaths, shall be subject to reasonable rules and regulations promulgated by the Association. Such rules shall address the appearance and length of time of such display. Such display shall be maintained and kept in good condition at all times.

K. Basketball Goals and Backboards.

No basketball goal, net and/or backboard may be kept, placed or mounted upon any Lot or kept, placed, attached or mounted to any fence or Dwelling without prior approval by the ARC.

L. Flagpoles.

No flag pole of any kind may be kept, placed, or mounted, to any fence, or upon any Lot without prior approval from the ARC.

M. ARC Approval Required.

No buildings, hardscape, additions, modifications or improvements shall be erected, placed or performed on any Homesite until the construction plans and specifications including, but not limited to, the site plan, design development plan, and exterior plan have been submitted in duplicate to and approved in writing by the ARC as herein after provided. In the event the ARC fails to approve such plans and specifications within thirty (30) days after the receipt thereof, they shall be deemed to disapproved.

The ARC shall have the authority hereunder to require any Owner or Owner's agents or contractors to cease and desist in constructing or altering any improvements on any Homesite, where such actions have not first been reviewed and approved, constitute a violations of the Declaration, the Guidelines or any other documents promulgated by the ARC.

N. Sidewalks.

The Lot Owner shall be responsible for maintaining the side walks on the Lot in a safe and neat manner.

O. Landscaping.

All open, unpaved space in the front and at the sides of a Homesite, shall be planted and landscaped. Landscaping in accordance with the plans approved by the ARC must be installed prior to occupancy of any Dwelling constructed on the property.

Any significant changes in the existing landscaping on any Homesite must have written approval from the ARC.

P. Garages.

Garages are required to maintain fully operational overhead doors which are in good condition at all times. No garages may be used for a living area.

Q. Parking.

Passenger automobiles, passenger vans, motorcycles, or pick-up trucks that (a) are in operating condition (b) are qualified by current vehicle registration and inspection stickers (c) are in daily use as motor vehicles on the streets and highways of the State of Texas (d) do not exceed six feet ten inches in height, or eight feet in width and (e) have no commercial advertising located thereon, may be parked in the driveway on a lot, however, no vehicle shall be parked so as to obstruct or block a sidewalk or be parked on a grassy area. Storage of any vehicles in the street is prohibited. Storage shall mean the parking of a vehicle for more than seven days in any calendar month.

R. Trash Collection.

Trash may only be placed outside for collection the evening before collection. Such trash must be contained to protect from animals or spillage and trash cans must be removed from sight the same evening of collection.

S. Fireworks.

Fireworks are prohibited in the Bonbrook Plantation Community.

ARTICLE VIII. MAINTENANCE

A. General Maintenance.

Each Owner shall maintain and keep in good repair his or her Dwelling and all structures, parking areas and other improvements, including mail box, driveway and its

apron portion forward of the building line comprising the Homesite. All structures and other improvements designed to be painted must be kept painted and the paint may not be allowed to become faded, cracked, flaked or damaged in any manner. Grass, vegetation, and weeds on each Homesite shall be cut as often as necessary to maintain the same in neat and attractive condition. Grass growing onto or over sidewalks, driveways, and curbs shall be presumed to be unattractive.

B. Landscaping.

In the event any Owner of any Homesite within the Property fails to maintain the landscaping, grass or vegetation of a Homesite in a manner consistent with the overall standard established within the Property, the Association, after ten (10) days notice to the Owners of the Homesite setting forth the action intended to be taken by the Association shall have the right to enter upon said Homesite and to maintain, cut, trim, and/or restore such landscaping, grass, vegetation at the Owner's expense.

C. Dwelling Exterior.

In the event of any Owner of any Homesite fails to maintain the exterior of the Homesite, including the exterior of the Dwelling or other structures and the parking areas, in a manner consistent with the overall standard established within the Property, the Association, after thirty (30) days notice to the Owner of the Homesite setting forth the action intended to be taken by the Association, shall have the right, to enter upon said Homesite and to repair, maintain, or restore the exterior of the Dwelling, sidewalks, other structures or parking areas at the Owner's expense.

All members' replacement, repair and restoration practices as to the improvements on Property within the Subdivision are subject to the prior approval of the ARC and must comply with all Guidelines.

ARTICLE IX. STANDARDS AND PROCEDURES

The ARC may establish and promulgate the Guidelines, which the ARC may modify or amend as it deems necessary and appropriate for the orderly development of the Property and the Subdivision, including, but not limited to, those portions of the Guidelines regarding workmanship, materials, and building methods. The rules, standards, and

procedures set forth I the Guidelines, as same may be amended from time to time, shall be binding and enforceable against each Owner in the same manner as any other restriction set forth in this Declaration.