

Oak Creek Ranch Estates
Gainesville, Texas

Deed Restrictions Pertaining to Property in Cooke County, TX

1. No commercial businesses are permitted. No boarding of dogs or cats or other livestock.
2. No Swine or Poultry farming, no feedlots are permitted; exception being animals for ordinary farm and ranch operations or personal use such as 4-H or FFA projects are permissible.
3. Livestock is permitted on all tracts but limited to 2 large animal per acre ("livestock" being defined as cattle, horses, goats or sheep).
4. No excavation for sand, gravel or rocks other than for personal use on owners' lands to landscape, build home and out-buildings. No excavation for ponds or stock tanks.
5. No wrecking yards or storage of inoperable equipment. Any & all inoperable equipment or vehicles must be removed or stored inside a building.
6. No ATV, motorcycle, minibike or bicycle race tracks or tracks of any kind are permitted.
7. No manufactured homes or mobile homes will be permitted; only site-built homes.
8. All structures must be single family dwellings and not be less than 2000 square feet of air-conditioned/heated living space (excluding garages, carports, porches and breezeways). No structure shall be more than two (2) stories in height.
9. Construction site plans and building plans are to be submitted to the developers, CSLR Ranch Partners, LLC ("Developers"), for approval before commencing any construction of buildings, homes and outbuildings.
10. Up to One (1) secondary dwelling (such as Guest home, Mother-in-law home) constructed on each single tract of land is permissible.
11. Residences must consist of a minimum of 30% Masonry (such as Brick, Stone, Stucco). "Hardy" board or like material is permissible.
12. All outbuildings shall be designed and constructed in a style and manner that corresponds with the architecture of the primary dwelling.
13. All improvements shall be constructed with proper permits from Cooke County Texas, i.e. septic systems and water systems.
14. All structures must be at least fifty (50) feet from the public road or road easement or right of way and may not be closer than forty feet from any boundary or fence line.
15. Barns, stables, storage buildings, shops or other out- buildings and fences must be constructed on site and the new materials constructed in a skilled

workmanlike manner. Perimeter fences must be of material such as net wire, cedar staves, barbed/barb-less wire, pipe or a combination thereof.

16. No tract of land may be subdivided without the written consent of the Developers and the lien holder, so long as lien holder holds the lien.
17. No accumulations of debris, refuse, trash, hazardous materials or junk may be placed on or stored on the property.
18. Access road (JRC Ranch Rd.) is a COMMON EASEMENT 60 feet in width used and owned by all property owners for rights of ingress and egress only. Maintenance and upkeep of the road is the responsibility and expense of all property owners whose property adjoins JRD Ranch Road, the cost and expense of said maintenance to be borne by property owners in proportion to their ownership of frontage to said road.
19. It is expressly agreed that in the event a covenant, condition, or restriction herein listed above, or any portion thereof, is found to be invalid or void such invalidity or void ability shall in no way effect any other covenant, condition or restriction.
20. Any/all restrictions or covenants herein may be enforced by the Grantors or any Person(s) who purchase one or more Tracts of Land, to the full extent of the law. In the event an Owner(s) violates any of the restrictions, said Owner shall be given 30 days written Notice to correct the violation(s). In the event said violations are not corrected and court proceedings are initiated against the violating Owner(s) (the "Violators"), the Violators shall be responsible for ALL COURT COSTS AND ATTORNEY FEES associated with the enforcement of said restrictions and/or covenants.
21. Deed Restrictions will continue and run with the land.
22. Property owners will not be allowed to grant easements without the written approval of the developer.
23. Property owners will not be allowed to obstruct or change the current drainage pattern, or the natural flow of surface water, without Developer approval.
24. Developer reserves the right to change, amend, modify, or revoke, in whole or in part, the Deed Restrictions contained herein without the consent of the Owner or Owner(s) of any land or tract herein, if the Developer in its sole discretion deems such action necessary.