

244/167

R-805

RESTRICTIONS, RESERVATIONS, COVENANTS AND  
CONDITIONS APPLICABLE TO SECTION 16  
RAYBURN COUNTRY

THE STATE OF TEXAS

COUNTY OF JASPER

WHEREAS, RAYBURN COUNTRY DEVELOPMENT CORPORATION, a Texas corporation maintaining its principal office and place of business in Sam Rayburn, Jasper County, Texas, hereinafter referred to as "Rayburn", is the owner of the following described land situated in Jasper County, to-wit:

All of that certain property comprising Section 16, a subdivision of 132.714 acres of Rayburn Country and being in one parcel and being out of and a part of 633.43 acres, more or less, out of H. & T. C. Section 153, Abstract No. 256 in Jasper County, Texas, according to the map or plat thereof filed for recording in the office of the County Clerk of Jasper County, Texas, on this 23rd day of May, 1972, and recorded in Volume 1, Page 105 of the Plat Records of Jasper County, Texas. Hereinafter sometimes referred to as "said subdivision", and

WHEREAS, "Rayburn Country" is a recreational land development comprising lands and facilities in Jasper County, of which Section 16 is a part, Sections 1 through 6 having heretofore been declared subject to Restrictions under a scheme of development consistent with one another but differing from these Restrictions, and it is contemplated that further sections may be created and made subject to Restrictions identical or similar to this, following the scheme of development of Section 16, and Rayburn is ready to convey lots in this said section and, before doing so, desires to subject them to and impose upon them mutual restrictions, reservations, covenants, conditions and charges under a general plan of improvement and protection for the benefit of this and other sections in Rayburn Country; and

WHEREAS, Rayburn Country Association has been chartered as a non-profit Texas corporation whose membership shall be comprised of property owners of this and additional Sections for the purpose of mutual benefit, and which has heretofore entered into an Agreement with Rayburn respecting certain improvements:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Rayburn, acting herein by and through its duly authorized officers, does hereby place and impose the restrictions, covenants, reservations and conditions hereinafter set out on the numbered lots in the above described property and does hereby provide that all said restrictions, covenants, reservations and conditions shall be covenants running with the land, that each contract or deed which may hereafter be executed with regard to any of the lots in said Subdivision shall conclusively be deemed to have been executed, delivered and accepted subject thereto, that all owners of lots within said Subdivision shall be bound by the terms and provisions hereof and that same shall be enforceable by Rayburn, its successors and assigns, by each and every owner of any lot in said Subdivision and by Rayburn Country Association, a Texas non-profit corporation, its successors and assigns. Said Association has been organized for the purpose, among others, of enforcing the restrictions applicable to lots in said Section 16, Rayburn Country, and to other Subdivisions, lots and tracts which shall be hereafter created by Rayburn in the vicinity of Rayburn Country and as to which restrictions shall be imposed by Rayburn by recorded instrument. Said Rayburn Country Association is to be distinguished from Rayburn Village Improvement Association (known for a time as Rayburn Country Improvement Association), a similar Texas non-profit corporation, which was organized to develop and care for improvements relating to Sections 1

through 6 of Rayburn Country. It is further contemplated that, as the need for additional improvements arises, Rayburn Country Association may incur obligations for further capital improvements, or may sell or exchange facilities, all as determined desirable by the Association and without limiting the effectiveness of these Restrictions here imposed.

THE RESTRICTIONS, COVENANTS, RESERVATIONS AND CONDITIONS which are applicable to said Section 16, Rayburn Country, are as follows:

1. RESERVATIONS, EASEMENTS:

(a) Rayburn reserves for itself, its successors and assigns, the right at any time or from time to time to create easements and rights of way for utility use, for drainage purposes, for slope control, pedestrian walkways, television cables, or any one or more of the same across any lot in said Subdivision; provided, however, that said easements and rights of way shall be located along one or more of the property lines and extended not more than 10 feet therefrom and provided further that pedestrian walkways shall be located only along lot lines fronting on streets and within 10 feet therefrom.

(b) Rayburn reserves the right to impose further restrictions and to grant or dedicate additional easements and roadway rights-of-way on any unsold sites in said Subdivision, such restrictions to be imposed and such easements and rights-of-way to be granted or dedicated either by instruments in writing duly recorded in the office of the county clerk of Jasper County, Texas, or incorporated in the deed from Rayburn conveying the site to be so restricted or subjected to such easement or right-of-way.

(c) Neither Rayburn nor any utility company using the easements created pursuant hereto shall be liable for any damage done by either of them or their assigns, agents, employees or servants, to

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shubbery, trees, flowers or other property of the owner situated on the land covered by said easements.

(d) It shall be and is expressly agreed and understood that the title conveyed by Rayburn to any lot or parcel of land in this said Section, by contract, deed or other conveyance, shall not in any event be held or construed to include the title to the water, gas, sewer, storm sewer, electric light, electric power or telephone line, poles or conduits or any other utility or appurtenances thereto, if any, constructed by Rayburn or any utility company through, along or upon the easements in said Subdivision.

2. UNDERGROUND UTILITIES:

All utility pipes, wires, lines and other utility installations shall be buried beneath the surface of the ground, except such facilities which are customarily installed at or above the surface in connection with underground utilities. Without limiting the foregoing, it is expressly provided with respect to electrical service lines as follows:

(1) All service lines, from service pedestal to building entrance, shall be buried not less than 3 feet below the earth's surface; (2) Such service lines shall comply with the specifications required by the utility furnishing the electrical service as to size, type of wire and placement; and (3) The owner of each lot will either have such lines installed and pay for installation or pay said electrical utility the difference in costs, if any, for underground service as compared to above-ground installation.

3. SPECIFIC LAND USE:

(a) No lot shall be used except for residential purposes. No building or structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling, together with a garage or carport attached thereto by a covered breezeway or

otherwise, and a guest house for the use solely of the owner or occupant of the single-family dwelling, and boundary line and patio fences and retaining walls, provided, however, that piers, boathouses and similar facilities may be constructed if same are permissible under governmental regulations and are approved in writing by the Environmental Control Committee. No business or profession shall be carried on or conducted upon any portion of said property.

(b) No lot in said Subdivision shall be subdivided into smaller lots or parcels of land to obtain additional building sites. Only one residence shall be constructed on each lot. However, this shall not prohibit the construction of one residence on two or more lots as shown on said map or plat, provided approval of the Environmental Control Committee be obtained, but all charges and liens shall remain applicable to the property as separate lots.

(c) Until Rayburn has sold all of the lots in said Subdivision, a field office may be located and maintained on one lot by Rayburn and its sales agents, the location of which field office may be changed from time to time as the lots are sold. Except for said office, no trailer, mobile home, tent, shack or other temporary structure shall ever be placed on any lot, except during construction of improvements on the lot and to be removed on completion of improvements, and no temporary building, garage or other outbuilding placed on any lot shall at any time be used for human habitation.

4. BUILDING RESTRICTIONS:

(a) No principal dwelling house shall be constructed or maintained which shall have a living area, exclusive of garage, patios, terraces and open porches, of less than 800 square feet.

(b) No building shall be located nearer to the front or rear lot line than 25 feet nor nearer to the side lot line than 10 feet; except

that such set-back lines may be relaxed by the Environmental Control Committee if such prescribed distances are not feasible, considering the terrain of the lot.

(c) No building or structure shall be constructed of a building material that will cause the sunlight to be unduly reflected nor shall any building or other structure be painted with any paint or other material that will cause the sunlight to be unduly reflected, the Environmental Control Committee hereinafter provided for to be the sole judge of whether there is undue reflection.

(d) All driveways shall be paved with concrete, asphalt or other hard surface.

(e) No building or structure shall be erected except upon approval of the Environmental Control Committee, as provided in Paragraph 5; such Committee shall have the power to disapprove any plans for structures not in harmony with nearby structures or contrary to the substantial interests of other lot owners in this Section.

5. ENVIRONMENTAL CONTROL COMMITTEE:

(a) An Environmental Control Committee of three shall be appointed initially by Rayburn to serve for five (5) years. Thereafter, all appointments (or vacancies occurring before then) shall be made by the Board of Directors of the Rayburn Country Association. Said Committee shall function in accordance with this instrument, and with such further rules and regulations as may be authorized by Rayburn Country Association, provided such rules and regulations are not inconsistent with the provisions hereof. Said Committee's approval or disapproval as required in these restrictions shall be in writing, and no individual member shall have any individual liability for service in good faith upon this Committee. The cost of defense of any claim against

an individual member serving in good faith shall be reimbursed by Rayburn Country Association.

(b) Two copies of plot plan, plans and specifications and details of any proposed construction or alteration, including proposed construction material, color scheme and landscaping on any lot in said Subdivision shall be delivered to said Environmental Control Committee together with an examination fee of \$30.00 to defray Committee expenses. Such plans shall be approved or disapproved within thirty (30) days after submission (except that, if not disapproved within such thirty (30) days, the plans shall be deemed approved), and all construction shall conform in detail to such plans and specifications so approved. Approval by this Committee shall in no way render the Committee, the Association or Rayburn liable for any defects in the plans or the work.

(c) The Environmental Control Committee may allow reasonable variances and adjustments in the building restrictions in order to overcome practical difficulties and overcome hardships, and may render advisory rulings regarding such variances, provided the variance shall not be materially detrimental to other property in the Section.

#### 6. GENERAL REGULATIONS:

The following general regulations shall also apply and may be enforced as herein provided, except that waivers specifying certain expiration dates for cases of genuine hardship may be sought and obtained from the Environmental Control Committee:

(a) All property owners must use the water, sewage and sewage disposal system made available to this Section and no private water wells, septic tanks or outside toilets will be allowed. Storm water shall not be allowed to flow into the sewage system.

(b) No temporary structure or tent shall be placed on any lot, except for temporary storage of materials during construction. No temporary structure shall be used at any time as a dwelling place, nor shall any overnight camping be permitted on any lot. No new structures may be occupied until substantially completed in accordance with its plans.

(c) Once construction of improvements is started on any lot; the improvements must be substantially completed in accordance with the plans and specifications, as approved, within six (6) months from commitment.

(d) Only well-behaved household pets shall be allowed and animals which interrupt the quiet of the neighborhood or cause reasonable concern for the safety of persons, pets or property are prohibited.

(e) All signs, billboards or advertising structures of any kind are prohibited.

(f) No stripped down, partially wrecked, or junk motor vehicle, or sizeable part thereof, shall be permitted to be parked on any street or lot in the Section.

(g) Every tank for the storage of fuel installed outside any building in the Section shall be either buried or tastefully screened by fencing or shrubbery. Every outdoor receptacle for ashes, trash, rubbish or garbage shall be installed underground, screened or so placed and kept as not to be visible from any street, waterway or golf course within the Section at anytime except during refuse collections.

(h) All lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as not to become unsightly by reason of unattractive growth



or the accumulation of rubbish or debris thereon.

(i) No noxious, offensive or illegal activities shall be carried on on any lot nor shall anything be done on any lot that shall be or become an unreasonable annoyance or nuisance to the neighborhood.

(j) Any structure which may be destroyed in whole or in part by fire or windstorm must be rebuilt or all debris removed and the lot restored to a slightly condition with reasonable promptness, provided, however, that in no event shall such debris remain longer than sixty (60) days.

(k) No garbage or other refuse shall be dumped or stored or accumulated on any lot or be thrown into or left on the shoreline of the land, and no outside burning or leaves or trash shall be permitted. In order to enhance the orderliness of the Section, Rayburn hereby reserves for itself and its assigns, the exclusive right to operate (subject to the right to discontinue) or grant an exclusive license to a third party to operate, a commercial refuse collection service within the Section for the purpose of removing garbage, trash and other like household refuse. The charge to be made for such refuse collection and removal service shall be commensurate with reasonable rates charged by other parties engaged in such work in Texas and shall be subject to change from time to time.

(l) Rayburn or the Association shall have the right to undertake and perform the work necessary to bring any lot in violation of these requirements into compliance, and to charge the reasonable cost thereof back to the lot owner.

7. RAYBURN COUNTRY RECREATIONAL CENTER AND GREEN AREAS:  
CREATION, USE AND CHARGES:

(a) Recreation Center and Green Areas being Created for Lot  
Owners.

Pursuant to and subject to the terms and conditions of that certain agreement (called the "Association Agreement"), dated March 29, 1971, and recorded this date in the Deed Records of Jasper County, Texas, between Rayburn Country Development Corporation and Rayburn Country Association, which Agreement is incorporated by reference, Rayburn undertakes to establish forthwith a recreational area to be known as "Rayburn Country Recreation Center", and at its discretion, at other times, to set aside green areas and other facilities within the recreational land development; and Rayburn agrees to construct in the Recreation Center a swimming pool, bath houses, tennis courts, basketball courts, and restaurant, and may construct such other facilities as may be agreed upon in writing between Rayburn and the Association; and Rayburn agrees to convey said Recreation Center, including the land and the agreed improvements, to the said Association, and as part of the consideration therefor said Association agrees to execute and deliver to Rayburn its vendor's lien note in a principal sum of the fair value of the land and improvements (but not less than the cost of construction of such improvements, including interest, fixed cost and overhead, and architectural, planning and supervisory fees and expenses relating to the development of the Recreation Center), hereinafter referred to as "Recreation Center Note", bearing interest at the rate of seven per cent (7%) per annum and payable as therein provided, and as specified in the Association Agreement, payment thereof being secured by the vendor's lien and also further secured by a deed of trust (the "Recreation Center Deed of Trust"). It is specifically understood that other green areas or facilities in the development as to which lot owners in this

Section shall have the right of use may also be conveyed by Rayburn under the provisions of the said Association Agreement, under the format above described; and the Association may enter into obligations to pay for such land and/or improvements on a deferred basis, granting a further lien on the Association property for payment therefor; however, to amortize such payment, the Association may not increase the amount of the annual amortization charge to any lot owner, but may extend the charges for an additional period or periods necessary to amortize such payment.

(b) Use of Recreation Center Designated to Lot Owners.

The record owners of each and all of the lots in the said Section of Rayburn Country, and any other lot in any other subdivision hereafter formed (the owner of a condominium unit shall be deemed a "lot owner" for purposes of this provision) in Rayburn Country as to which these restrictions and covenants are imposed by Rayburn by a recorded instrument and are thereby declared by Rayburn to be enforceable by the Association, which instrument expressly extends to the owner of each said property the right and easement of enjoyment in and to the Recreation Center shall have a right and easement of enjoyment in and to the Recreation Center, which easement is appurtenant to and passes with the title to each such lot or tract, subject, however, to the following:

- (i) The terms and provisions of the said Agreement, Deed, Deed of Trust, and these restrictions;
- (ii) The right of the Association, acting in accordance with its Articles of Incorporation and By-Laws, to exercise all of the rights of ownership with respect to the subject to the said Agreement, Deed, Deed of

Trust and these restrictions, including but not limited to the right to mortgage the land and improvements of the Recreation Center;

(iii) The right of the Association, acting in accordance with its Articles of Incorporation and By-Laws, to make rules and regulations pertaining to use of the Recreation Center, including the right to govern admission to the facilities and charges for use thereof; and further including the right to suspend the enjoyment rights of any such owner for default in the payment of charges or assessments or failure to observe the rules and regulations of the Association.

However, it is specifically understood that, should the Association, by majority vote of its membership, desire to sell or exchange this Recreation Center or any other property later acquired, then a deed of the Association executed by all of its Directors, together with a sworn certificate of its Secretary certifying as to the incumbency of the directors approving such conveyance, shall be effective to pass title to the grantee free of the rights and easements for use by lot owners reserved herein; furthermore, any property purchased or acquired by the Association shall be impressed with the rights and easements for use by lot owners provided for in this instrument.

(c) Amortization Fund.

(1) An amortization fund, known as the Rayburn Country Association Amortization Fund shall be created for the purpose of providing for payment for capital obligations of the Association. No charge shall be payable with respect to any lot until the Recreation Center facilities are constructed and deeded to the Association; thereafter, the annual charge of \$50.00 shall become a lien and be payable by each lot owner on April 1st of each year. Commencing on the date the facilities are deeded to the Association and extending until such time as the note and all other capital obligations as shall hereafter be incurred by the Association are paid in full, each lot in the said Section of Rayburn Country (excepting those lots not conveyed out of Rayburn), as well as each lot in any other subdivision heretofore or hereafter formed in Rayburn Country as to which restrictions are imposed by Rayburn by recorded instrument and are thereby declared by Rayburn to be enforceable by the Association, which covenants and restrictions expressly extend to the owner of said property the right and easement of enjoyment in and to the Recreation Center, shall be subject to an annual park amortization charge of \$50.00 per year for the purpose of creating a fund to be known as the "Rayburn Country Association Amortization Fund", which shall be paid to the Association

and applied by it solely to payment of the annual installments on Association capital obligations. Such charge shall be paid annually in advance on the first day of April of each year. If the Recreation Center is not deeded to the Association until after April, 1972, then the first year's charge shall be prorated to the portion of the year to the next April 1st and payable on the next April 1st, together with the following year's charge in advance. For lots first sold by Rayburn after the Recreation Center has been deeded to the Association, this charge shall be prorated for the portion of the year during which the lot owner had title.

(ii) In the event that the Association determines that additional capital expenditures shall be or become necessary, the right is reserved in the Association to enter into an obligation to acquire such land and/or improvements and to pay for them on a deferred basis, granting a further lien in the Association property for payment therefor; however, to amortize payment therefor, the Association may not increase the amount of the monthly charge to any lot owner, but may extend the charges for an additional period or periods necessary to amortize such payment.

(iii) If, after payment of all obligations, a balance is left in the Rayburn Country Association Amortization

Fund, such balance shall be transferred to the Rayburn Country Association Maintenance Fund hereinafter provided for.

(d) Maintenance Fund.

Each lot in said Section of Rayburn Country, as well as each lot in any other Section designated heretofore or hereafter formed as to which restrictions are imposed by Rayburn by recorded instrument and are thereby declared by Rayburn to be enforceable by the Association, which covenants and restrictions expressly extend to the owners of said property the right and easement of enjoyment in and to the Recreation Center, shall be subject to an annual Recreation Center maintenance charge, to be assessed as hereinafter provided, for the purposes of creating a fund to be known as the "Rayburn Country Association Maintenance Fund", which shall be paid to the Association and applied by it solely to the operation, maintenance, and/or improvement of the Recreation Center and such other green areas or facilities as shall be owned by the Association. Such charge shall be paid annually at the same time and in the same manner as amortization charges are payable as provided above. The amount of such charge shall initially be \$50.00 per lot per owner, subject to being reset by the Board of Directors of the Association, and may be adjusted from year to year by said Board of Directors, as may in its judgment be advisable, but in no event shall such charge applicable to lots in said Section of Rayburn Country, exceed Fifty Dollars (\$50.00) per lot per year unless any such charge is approved by a vote of a majority of the votes entitled to be cast in the Association by owners of lots in said Section of Rayburn Country, and other lots as to which such charge is applicable.

8. MEMBERSHIP IN ASSOCIATION:

Every person who acquires title to a lot in the said Section shall become a member of the Association and entitled to one vote in Association affairs, as more particularly provided in the Charter and By-Laws of the Association. The purposes of the Association shall be the operation of common areas, the procurement of adequate maintenance and protection of facilities, the promotion of the community welfare, and such other activities considered desirable by its members and not provided by Rayburn. Membership shall be mandatory for all lot owners for so long as they are lot owners.

9. ANNUAL ASSOCIATION CHARGE:

(a) For the purposes of the mutual benefit of lot owners and the Association, acting within its lawful authority, the Association shall have the right to levy against every member of the Association a uniform annual charge per single-family residential lot. The amount of said charge to be determined by the Board of Directors of the Association; for the purposes set forth in its Articles of Incorporation; provided, however, that the uniform annual charge shall in no event be less than Fifty Dollars (\$50.00) per lot and provided further that no such charge shall ever be made against, or be payable by the Association itself, or any organization that may operate utilities serving these lots or any access tract, marina, golf course, clubhouse grounds, or other like recreational facilities within the Section.

(b) Such charge shall be payable annually, in advance, commencing April 1, 1972, and on the first day of April of each year thereafter. On the initial purchase of a lot or lots such charge will be prorated, as of this date of the deed, for the year ending on the following March 31, and the owner will pay such prorated charge on the following



April 1st, plus the next year's charge in advance. The amount of such charge shall initially be \$50.00/per lot per annum.

(c) The sums collected from this charge may be expended by the Association for any purposes which, in its judgment will be most effective in improving and maintaining the property including, but not by way of limitation, the beautification of common areas, maintaining green areas, collecting and disposing of refuse, employing security personnel, caring for vacant lots and trees thereon, fogging or spraying for control of mosquitoes and other insects, and in doing any other thing necessary or desirable which in the opinion of the Association will keep the property neat and presentable, or for any other purposes which the Association considers will benefit the owners or occupants of the property in the Sections comprised in the Association.

(d) Said annual Association charge shall remain in effect so long as these restrictions are in force unless terminated sooner by the members of the Association by vote of a majority of its members entitled to vote at a meeting especially called to consider such amendment.

10. RAYBURN EXEMPT FROM LOT CHARGES UNTIL LOT SOLD:

Until a lot is first sold by Rayburn, such lot shall not be liable for the payment of any of the charges herein provided. Thereafter, such lot shall be and remain subject to payment of these charges, even if title once more vests in Rayburn. It is recognized that the purpose of these charges is to provide lot owners who intend to erect homes on the lots with the special enjoyment of these amenities as an incident of enjoyment of ownership of their lots as such lots are developed.

11. LIENS TO SECURE CHARGES:

There is hereby granted to the Association a lien upon each lot in this Section of Rayburn Country, to secure each of said charges

levied against such lot in favor of the Association, to wit: (i) said Recreation Center amortization charge, (ii) said Recreation Center maintenance charge, and (iii) said annual Association charge, (in said order of priority), all of such liens to be junior and subordinate, however, to any purchase money lien reserved or granted in connection with a sale of such lot by Rayburn or the lien of any trust deed for construction or permanent financing of a residence on the lot. Said liens shall be expressly reserved in the deed from Rayburn to the purchaser of such lot, each of which liens may be foreclosed by an action at law or equitable foreclosure at any time within three (3) years after the date on which a notice of lien is filed in the County Court Clerk's office; and the property may be sold at public sale the same as upon execution. The Association is hereby given the authority to execute any instrument in writing expressly subordinating said liens securing said charges to the lien of any bona fide lender who hereafter lends monies for the purpose of purchasing any lot in said Section, and/or for the construction and/or permanent financing of any improvements on such lot, such instrument to be in such form and effect as may to the Association deem appropriate.

12. ENFORCEMENT:

(a) Rayburn and the Association, and their respective successors and assigns, and any person, firm or corporation owning any of the lots subject to the restrictions herein contained, or similar restrictions hereinafter imposed, may require (but no party shall have any affirmative obligation to take action to require) the observance of these conditions, restrictions, and covenants by the prosecution of any proceedings at law or in equity against any person, firm or corporation violating or attempting to violate the same to require removal of any such violation

or to enjoin the attempted violation and shall also be entitled to sue for damages resulting from such violation. The Association alone shall be entitled to obtain a judgment for the unpaid charges provided herein.

(b) Invalidation of any of the provisions of this instrument by judgment of any court shall in no way affect any of the other provisions, which shall remain in full force and effect.

13. OWNERSHIP OF AMENITIES, PRIVATE ROADS AND OTHER TRACTS:

It is acknowledged that Rayburn retains ownership of certain amenities, such as the golf course, the clubhouse, access and greenway tracts and other tracts in and around the recorded subdivisions of Rayburn Country reserving to itself the right to govern the use and enjoyment thereof. Rayburn shall have the rights, at any time, to dedicate to the Government or quit claim to the Association any part or all of the facilities it owns in Rayburn Country; if conveyed to the Association, the Association agrees to accept the conveyance and to maintain the facilities (failing which Rayburn may maintain the facilities, charging back the cost thereof to the Association); however, the Association shall only accept fee simple title, subject to then existing easements and current taxes, and shall not be required to assume any lien upon such tract or facility.

14. MEMBERSHIP IN COUNTRY CLUB:

Rayburn covenants to each lot owner that, for so long as Rayburn owns or controls the Country Club and Marina, each lot owner shall have the right, for himself and his family, upon payment of the then current charges, including a deposit if required, to join the Country Club and the Yacht Club. However, the Country Club, Golf Club or Yacht Club may make reasonable rules regarding conduct, currency of payment of charges and other matters, a breach of which shall result in suspension or expulsion. If expelled, the lot owner shall not be

entitled by these provisions to reenter the organization unless invited to reenter by such organization.

15. TERM OF RESTRICTIONS AND AMENDMENTS:

The covenants and restrictions herein set forth shall run with the land and shall be binding upon Rayburn, its successors and assigns, and all persons or parties claiming under it, until May 31, 2006, at which time they shall be automatically extended for three successive periods of ten (10) years each unless prior to the expiration of such period or any such successive ten (10) year period, as the case may be, the owners of a majority of lots in said section shall have executed and recorded an instrument changing these covenants and restrictions in whole or in part or releasing any portion of the property from any one or more, or all, of said restrictions the provisions of any such instrument. However, no amendment modifying the amortization charges shall be effective while the note or other capital obligation is outstanding without consent of the holder of such note or other obligation.

16. ACCEPTANCE OF TERMS BY RAYBURN COUNTRY ASSOCIATION:

In consideration of benefits to be realized, and to acknowledge acceptance and satisfaction with the terms herein provided, Rayburn Country Association hereby acknowledges its acceptance of and satisfaction with the Restrictions, Covenants, Regulations and Conditions within stated, and agrees to accept all responsibilities charged to it under these provisions.

17. ACREAGE RESERVED BY RAYBURN FOR  
FUTURE DEVELOPMENT AND USE

Within the boundaries of the 141.504 acres described on the Plat of this Section 16 are Tract 5 and Tract 6 containing an aggregate of 8.79 acres, more or less, such Tracts being delineated on said Plat and being described by metes and bounds description reflected on said Plat, which said Tracts are not a part of said Section 16 but are excepted out of the over-all description. Such Tracts are reserved by Rayburn for future development and use and such Tracts are not subject to the provisions, restrictions, limitations and charges herein set forth. Rayburn reserves such Tracts, and the right to use them, for commercial purposes and for the purpose of constructing thereon multiple family dwellings for sale and/or rent.

EXECUTED this 12 TH day of JUNE, 1972.

RAYBURN COUNTRY DEVELOPMENT CORPORATION

ATTEST:

BY *Werner R. Heimann*  
Werner R. Heimann, President

*Jack H. Eubank*

RAYBURN COUNTRY ASSOCIATION

ATTEST:

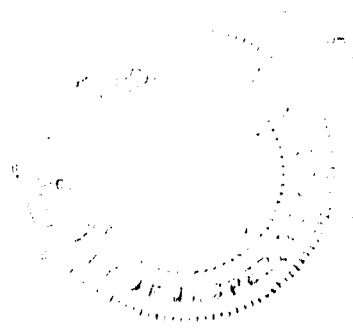
*L. Carl Sandler*  
L. Carl Sandler, President

*Jack H. Eubank*

STATE OF TEXAS )  
COUNTY OF JASPER )

BEFORE ME, the undersigned authority, on this day, personally appeared Werner R. Heimann, President of RAYBURN COUNTRY DEVELOPMENT CORPORATION, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said RAYBURN COUNTRY DEVELOPMENT CORPORATION, a corporation, and that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 TH day of JUNE, 1972.



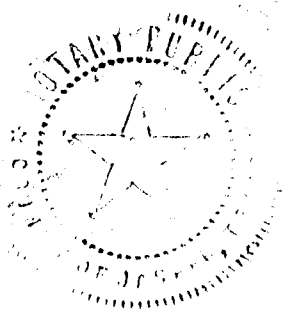
*Lynnda Boney*  
Notary Public in and for  
Jasper County, Texas

STATE OF TEXAS )

COUNTY OF JASPER )

BEFORE ME, the undersigned authority, on this day, personally appeared L. Carl Sandler, President of RAYBURN COUNTRY ASSOCIATION, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said RAYBURN COUNTRY ASSOCIATION, a corporation, and that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> day of June, 1972.



B. F. Whitworth, Jr.  
Notary Public in and for  
Jasper County, Texas

FILED FOR RECORD June 22, 1972, at 3:25 O'CLOCK P. M.  
EULIS HANCOCK, COUNTY CLERK, JASPER COUNTY, TEXAS

BY Marquerite McKeel DEPUTY