

The following Deed Restriction Amendments have been adopted by the Property Owners of Section 44 Rayburn Country on January 26, 2008.

**Section 3 Amendment`  
Specific Land Use**

- a. remains the same
- b. No lot in Section 44 shall be subdivided into two or more lots or parcels of land to obtain additional building sites. Only one single family residence, that complies with the Southern Building Codes and the Building Restrictions of Section 44 of Rayburn Country, shall be constructed on each lot following approval of the Environmental Control Committee. However, this shall not prohibit the construction of one (1) residence on two (2) or more contiguous lots. Where three contiguous lots exist between two property owners, the middle lot may be divided and two separate single-family dwellings constructed across the property lines of the middle lot. In such cases, the number of lots will be reduced from three to two lots with a residence residing on each lot and crossing the boundary line of the middle lot.

No fences will be allowed on any lot lines between residences. All other fences for patios and porches must be approved by the Environmental Construction Committee and must not obstruct the view of other residences in Section 44.

**PROPOSED AMENDMENT TO LAST PARAGRAPH ITEM "B"**

Only decorative and patio fences will be allowed on lots between residences. Invisible (buried under ground, or radio) fences for the purposes of containing a household pet(s) are also allowed. Household pet is defined as a dog or cat. No cyclone or solid board fences of any nature (or fences of similar building materials) will be allowed on any portion of any lot. Decorative and patio fences must comply with the

architecture of the residence and the materials shall be limited to black wrought iron or cedar split rail fence (or similar material approved by Environmental Control Committee) with columns (posts) of cedar, brick, stone and/or stucco.

Columns (posts) on the side of the property constructed of brick, stone or stucco shall be no larger than 15 inches on each side and no closer than 18 feet. Decorative fences on the side of the property shall be no higher than 5 feet from the ground to the top of the fence. Chain walls (solid walls) between columns (posts) shall be no higher than 2 feet. Wrought fence posts shall be no larger than 2 inches square. Cedar split rail fences shall have no more than two split rails (horizontal) between posts (vertical) and the posts shall be no closer than 10 feet apart and no higher than 4 feet. Decorative fences shall not extend beyond the Corp of Engineers 179 elevation line if it obstructs the lake view of other residences in Section 44.

Decorative fences in the front of the property shall comply with the material and height requirements, but may have columns (posts) closer together and chain walls larger in size.

No fences will be allowed along the back of a lot unless it is determined by the Environmental Control Committee that a hazardous condition exist. In all cases the fences must be approved by the Environmental Control Committee and shall not obstruct the view of other residents of Section 44.

Dog kennels must consist of cyclone fence material, not permanently placed on the lot, nor larger than 10 feet by 20 feet, and be approved by the Environmental Control Committee. All kennels shall be located in an area so that it does not obstruct the lake view of other residences and can not encroach on the 10 foot side setback line.

**Vote:            Approve 19    Disapprove 4**

**Section 6 Amendment  
General Regulations**

A through D no proposed changes

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

**PROPOSED AMENDMENTS TO ITEM "E"**

All signs, billboards or advertisements of any nature are prohibited. The only signage allowed on lots in Section 44 are temporary "Construction" signs when the property owner has a valid building permit approved by the Environmental Control Committee, a "For Sale" sign by owner or a real estate agent, and "Alarm Sign" of a security company sign designating that the house has an alarm system. "No Trespassing," "Private Property," "Keep Out," are allowed on the lakefront side in the middle of the property facing the lake. These signs shall be no larger than 12 inches square.

"For Sale" signs must be of standard size, no larger than two feet by three feet, limited to two in number, one in the front and one in the back of the property. No signs of any nature shall be placed on the side property lines between residences. For sale signs may be placed at the back of the property.

**Vote:            Approve 20    Disapprove 3**

F Through G no proposed changes

h. All lots, whether occupied or unoccupied, and any improvements places thereon, shall at all times be maintained in such a manner as not to become unsightly by reason of unattractive growth or accumulation of rubbish or debris thereon.

**PROPOSED AMENDMENTS TO ITEM "H"**

All lots, whether occupied or unoccupied, and any improvements places thereon, shall at all times be maintained in such a manner as not to become unsightly by reason of unattractive growth or accumulation of rubbish or debris thereon. Yards must be maintained and trimmed in a same manner as contiguous yards and at a height no higher than 5 inches.

**Vote: Approve 20 Disapprove 3**

STATE OF TEXAS COUNTY OF JASPER  
I HEREBY CERTIFY THAT THIS instrument was  
filed on the Date and time stamped hereby by me  
and was duly Recorded in the Official Public Records  
of Jasper County Texas on

JAN 30 2008



*Debbie Newman*  
County Clerk  
Jasper Co. Texas

FILED FOR RECORD

2008 JAN 30 A 9:49

DEBBIE NEWMAN  
CLERK, COUNTY COURT  
JASPER COUNTY, TEXAS

BY: *PS*  
DEPUTY

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