

The State of Texas
County of Freestone

Know All Men By These Presents:

These restrictions, made on the 29th day of September 1988,

Witnesseth:

Whereas, C.E. Neal Jr., Trustee, is the owner of the Real Estate situated in Freestone County, Texas described as follows:

See Exhibit "A" Attached.

Whereas it is deemed to be in the best interest of the undersigned and of the persons who may purchase lots or acreage out of the hereinafter described tract(s) that there be established and maintained a uniform plan for the improvements and development of the lands covered thereby as a restricted and modern subdivision.

Now therefore, the undersigned owner, being all of the owners of said tract(s) do hereby adopt the following covenants and restrictions which shall be taken and deemed to be covenants to run with the lands and shall be binding on the undersigned and all persons and entities claiming under them until January 1, 2000 at which time said covenants, conditions and restrictions shall be automatically extended for successive periods of 10 years each, unless by duly recorded instrument signed by the majority of the property owners in said tract(s) it is agreed to change said covenants, conditions and restrictions in whole or in part.

If the undersigned or any of his heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in the above referred tract(s) to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from doing so or to recover damages or other dues for such violations.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in force and effect.

(a) Before any structure is erected, altered, placed or permitted to remain on any tract(s), written approval must be obtained from the Architectural Control Committee. No building shall be erected, altered, placed, or permitted to remain on any residential lot other than one new detached single family dwelling not to exceed two (2) stories in height, built on site, together with a private garage or carport for not more than three (3) cars, and a tool shed, workshop, or guest quarters,

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attached or unattached, to the residence building, and/or a boathouse, pier, or boat launching ramp, approved and constructed according to the rules and regulations for such structures as prescribed and set out by the Tarrant County Water Control and Improvement District No.1. **Any residence constructed on any lot shall contain a minimum floor space of ****1,600 square feet,**** exclusive of porches, garages, guest quarters and workshops.**Any two (2) story residence shall contain a minimum floor space on the ground floor of 1,000 square feet, exclusive of porches, garages, guest quarters, and workshops. * The exterior walls of all residences, garages, and outbuildings shall be at least fifty-one percent brick veneer, stone, stone veneer, cedar, redwood, wooden log, or lapped cement fiber board, **(Hardiplank.)**

All roofs shall be of the wood shingle, composition shingle, ***slate tile, clay tile,*** or metal conforming to the following specifications:

1. It must be "standing rib or lapped seam" design.
2. It must be 26 gauge steel or thicker (no aluminum or galvanized steel.
- 3.It must have a minimum 20 year "no fade manufacturers warrant".
4. A sample of the material must be presented to the board for approval, prior to installation.
5. Specific "written approval" must be given by the board prior to Installation.
6. All of the above applies to re-roofing any existing structure as well.*

*Amendment, vol.1214, page 258; filed Oct.8, 1988; construction materials;

**Amendment, vol.1437, page 274; filed Feb.14, 2008; remove stucco, add Hardiplank.

***Amendment, vol.1475, page 507; filed Feb.2, 2009; adding slate and clay tile for roofing.

****Amendment, vol.1542, page 207; filed Feb.23, 2011; increase SF

There are to be no restrictions for roofing materials that are (A) designed primarily to be wind and hail resistant, (B) provide heating and cooling efficiencies greater than those provided by customary composite shingles or (C) provide solar generation capabilities and when installed (a) resemble the shingles used or otherwise authorized for use on property in the subdivision, (b) are more durable than and are of equal or superior quality to the shingles described in (a), and (c) match the aesthetics of the property surrounding the owner's property.

*Amendment, vol. 1562, page 543; filed Nov. 1, 2011; updated roofing materials to comply with Texas Property Code Section 202.011.

Any residence, garage, guest quarters, workshop or other outbuilding constructed on any lot or tract must be constructed on a concrete slab foundation, unless an exception in writing has been granted by the Architectural Control Committee. Any such foundation slab must be designed and built with sufficient beam size, reinforcing material, and thickness to support the proposed structure. There is no requirement to build on the property at any specific time, but once the construction of any structure has begun, it must be completed within 180 days from the date that the foundation slab was poured.

(b) No building or structure shall be located nearer to the front lot or tract line or nearer to any public street or road than 50 feet. The Architectural Control Committee may grant exceptions to this rule in cases of unusual terrain, but such exceptions must be in writing, and in no case may any building or structure be located nearer to any front line or to any public street than 25 feet. No slab or foundation of any building or structure shall be located nearer than 10 feet to any side lot or tract line. In the case of water front lots, no slab or foundation of any building or structure, other than a pier, boathouse, or other such structure for which written approval has been obtained from Tarrant County Water Control and Improvement District No. 1, may be constructed on the flood plain easement reserved by said District between the 315 foot elevation (MSL) and the 320 foot elevation (MSL). On non-water front lots, no slab or foundation of any

building or structure may be located nearer than 10 feet from any rear lot line.

(c) There shall not be erected on any lot a residence or other structure whose quality of construction and finish does not meet the minimum standards established by any building code of Freestone County, nor shall any alteration or addition to any residence be made which does not meet the same minimum property standards. The septic system for any residence must be installed to meet state, county and/or Tarrant County Water Control and Improvement District No.1 standards, whichever may be the more stringent.

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(d) **Any fence constructed on a residential lot or tract shall be built out of masonry (not cement block), cedar board, redwood board, stockade, split rail, running rail, chain link, wrought iron, or vinyl. ** Any masonry fence must be constructed upon a concrete foundation of sufficient width and depth to properly support such a structure. No fence shall exceed six (6) feet in height, except that a written exception for such a fence shall have been obtained by the Architectural Control Committee prior to the beginning of any such construction. On tracts of 2.5 acres or larger, where the keeping of horses is permitted, woven metal wire or smooth strands of metal wire may be used for fencing, provided that no such fence may be built nearer than 250 feet to any public street or road. No barbed wire fence will be permitted, except that if there is any existing barb wire fence on the perimeter of the property, such a fence may be allowed to remain in place, provided that it is properly maintained.

Amendment, vol.1475, page 507; filed Feb.2,2009; adding wrought iron, vinyl for fences

(e) Utility easements are reserved along and within 25 feet of the front line of every lot or tract, and along and within 10 feet of the side lot lines of all lots or tracts in this addition for the construction and perpetual maintenance of wires, braces, poles, conduits and other necessary fixtures for electric lines, telephone lines, cable television lines, water lines, sanitary and storm sewers, road drains and other public and quasi-public utilities. The right is included in these easements to trim any trees which

may interfere with or threaten to interfere with the operation or maintenance of any such lines, drains, sewers, or other fixtures which are a part of such facilities, and to do any other repair or maintenance necessary for the operation of these facilities, which includes the right of ingress and egress on these easements for the employees and equipment of said utilities and service entities.

(f) No animals, livestock, or poultry shall be bred or kept on any lot or tract containing less than 2.5 acres, except that cats, dogs, and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, and further provided that the number of such animals kept as family pets shall not be so many as to become, or be considered, a public nuisance. On tracts containing from 2.5 acres to 5.0 acres, up to 2 horses may be kept for riding purposes. On tracts of 5.0 to 10.0 acres, up to 4 horses may be kept for riding purposes. No other animals, livestock or poultry may be kept or bred on these larger tracts, except the aforementioned household pets and the horses which are permitted may not be bred or maintained for commercial purposes. All facilities for the keeping of horses must be at least 250 feet from any public road or street, and they must meet the other standards required in these restrictions for fences and buildings. Dogs, cats or other household pets not confined within the owner's premises shall be considered a public nuisance, and owners shall be required to keep such animals penned, tied or otherwise restrained.

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(g) No lot, tract, or other part of this addition shall be used for the storage of building material except during a period of construction. No lot, tract or other part of this addition shall be used for the storage of metal, junk, chemicals, commercial equipment, inoperable vehicles, or any other type of unsightly, dangerous, or hazardous material or equipment. Any inoperable vehicle which remains on any lot or tract for more than ten (10) days, and which in the opinion of the Architectural Control Committee constitutes an annoyance, hazard or detriment to the appearance of the addition, may be removed at full cost of the owner of the lot upon which the vehicle is situated. No vehicle larger than a 1-ton pickup truck, motor home, travel trailer, or utility trailer may be parked or kept on the street in

front of, or on the side of, or in the driveway of any lot or tract, except that such vehicle shall be there incident to approved construction upon said lot or tract, or present on a temporary basis involving the pickup or delivery of good or materials to a property owner.

(h) All lots and tracts shall be maintained at all times in a sanitary, healthful and attractive condition, and the owner or occupant of any lot or tract shall keep all weeds and grass thereon cut, and in no event shall any owner permit the accumulation of garbage, trash, or rubbish of any kind on his property.

(i) No noxious or offensive trade or activity shall be carried out on any lot or tract, nor shall anything be done thereon which may be, or which may become, an annoyance or nuisance to the neighborhood or to any of the property owners herein, or those claiming under them, whether heroes or vendees. No spiritous, vinous, or malt liquors or medicated bitter capable of producing intoxication, shall ever be sold or offered for sale on any residential lot or tract in this addition.

(j) No trailer, mobile home, motor home, travel vehicle, basement, tent, garage, or other outbuilding shall at any time be used as a residence, either temporarily or permanently, and no house shall be moved into the subdivision.

(k) *This is a private subdivision, and if at some time in the future, the owners of property herein should desire to request Freestone County to take over the maintenance of the streets in the addition, a petition for such action must be signed by sixty-seven per cent (67%) of the property owners of record in this addition.*

**Amendment, vol.1562, page 543; filed Nov.1, 2011; percentage reduced, to comply with Texas Property Code Section 209.0041.*

(l) **No unsightly solar energy systems will be permitted on any tract or lot. Underground propane storage tanks must meet or exceed all state or county standards which ever may be the more stringent and no above-ground gas tank will be permitted in the front yard of any lot or tract. **No television satellite dish will be permitted in the front yard of any lot or tract. Except with the written permission and approval of the

Architectural Control Committee, no roof on any structure will be permitted which does not have a minimum pitch of four (4) feet in height for each twelve (12) feet of horizontal distance (i.e., 4x12 pitch).

Amendment, vol.1542, page 207; filed Feb.23, 2011; propane tanks.

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(m) The size of, and the necessity for, any culvert, that may be needed for any driveway into any lot or tract will be determined by the Architectural Control Committee, according to the requirements for such structures as set out by Freestone County. The proposed location, size, material, and length of such culverts must be noted on the plot plan submitted to the Architectural Control Committee along with the residence plans and specifications. If any lot or tract owner shall alter the drainage along any street by filling same, or by the use of an improper size culvert, or by the use of some unapproved material for such a culvert, the Architectural Control Committee shall have the right to require the owner to remove any such culvert or material and to restore the proper drainage. No other alteration of water drainage on any lot or tract will be permitted without the written consent of the Architectural Control Committee. Any engineering expense involved or incurred in determining the feasibility of altering any water drainage on any lot or tract will be at the expense of the property owner desiring to make such an alteration.

(n) C.E Neal, Jr., Trustee or his heirs or assigns shall have the right to construct and operate a water supply system on one or more lots or tracts within this property for the purpose of supplying water to property owners in this and neighboring additions. This right shall include the right to drill water wells, build storage tanks, pressure and well houses and install lines, valves, and other equipment necessary for the operation of a water system, according to the requirements for such water systems as set up by the Texas Water Board.

(o) No lot or tract in this addition may be divided or subdivided into two or more tracts without the written approval of the Architectural

Control Committee. No part of a lot or tract may be sold or conveyed to an adjoining property owner which would have the effect of leaving the remaining area of the lot or tract less than one-half ($\frac{1}{2}$) acre.

(p) Each property owner in the addition shall be subject to an Annual Maintenance Charge at an initial rate of \$60 per year for each lot or tract owned in the addition, regardless of size, for the purpose of creating a fund to be known as "April Cove Maintenance Fund" and this charge shall be paid into the Maintenance Fund by each owner of property in the addition. The Annual Maintenance Fund charge shall be payable to April Cove Maintenance Fund, Inc., a Texas non-profit corporation, annually in advance of January 1 of each year and shall (cont.)

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commence from the date of the sale of a lot or tract by C.E. Neal, Jr., Trustee or his successors or assigns. To secure the payment of this Maintenance Charge, a vendor's lien shall be retained in each Deed from C.E. Neal, Jr., Trustee, his successors or assigns, against the lot or tract conveyed by such deed, which lien shall be reserved in favor of April Cove Maintenance Fund, Inc., its successors and assigns. The initial amount of the Annual Maintenance Fund Charge shall be \$60.00 per year. The first payment shall be made in advance on the date of closing and shall be prorated for the remainder of the calendar year in which the sale is closed. The amount of the Maintenance Charge may be increased by the Board of Directors up to a maximum of \$72.00 per year by a majority vote of the Directors. Increases in the annual rate beyond \$72.00 per year will require a majority vote of the Board of Directors and a majority vote of the property owners of record in the addition, with one vote being allowed for each lot or tract owned in the addition, regardless of size. Any increase beyond \$60.00 per year shall be evidenced by an instrument duly executed and placed of record in the Office of the County Clerk of Freestone County, Texas.

Any maintenance Charge not paid when due shall bear interest from the date it became due until paid, at the rate of 10% per annum. The total fund accumulated from this charge, insofar as the same shall be sufficient, shall be applied toward the payment of the Maintenance expenses incurred for any or all of the following purposes in regard to all easements and rights-of-way dedicated to the public use and to the use of lot owners, and all property owned in fee simple by April Cove Maintenance Fund, Inc.

Lighting, improving and maintaining the streets, communal boat dock, boat launching ramp, subdivision entrance gate, and the boat channel serving the communal boat dock; collecting and disposing of garbage, trash, and other waste material; caring for vacant lots; payment of enforcement and administration of the "Maintenance Fund" and the enforcement of all covenants and restrictions for the addition; and doing any other thing necessary or desirable in the opinion of the Directors of April Cove Maintenance Fund, Inc., to keep the property in the subdivision and the property owned by April Cove Maintenance Fund, Inc., neat, clean and in good order, or which they consider of general benefit to the owners and occupants of the addition. It is understood that the judgment of the Directors of April Cove Maintenance Fund, Inc., in the expenditure of such funds shall be final and conclusive so long as such judgment is executed in good faith.

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The Directors of April Cove Maintenance Fund, Inc., are authorized to borrow money, without personal liability on the part of the director for the purposes of the "Maintenance Fund", giving as security, funds then in the "Maintenance Fund" or funds that may in the future be paid into the "Maintenance Fund."

The Maintenance Charge shall remain effective until January 1, 1998, and shall automatically be extended thereafter for successive periods of ten (10) years, provided, however that owners of a majority of all residential lots of tracts (one vote for each lot or tract) in the addition may revoke the Maintenance Charge on January 1, 1998 or at the end of any successive ten year period thereafter, by executing and acknowledging an appropriate agreement or agreements in

writing, for such purpose, and filing same for record in the office of the County Clerk of Freestone County, Texas, at least one (1) year prior to January 1, 1998, or at any time prior to one year preceding the expiration of an successive ten year period thereafter.

The agreement or agreements so executed for this purpose shall be acknowledged by the persons executing the same in the manner as is required for the execution of deeds entitled to be recorded in the County Clerk's office.

The initial Board of Directors of April Cove Maintenance Fund, Inc., shall be composed of C.E.Neal, Jr., A.A. Jones, and John A. Alford, who shall serve until January 1, 1989, unless one or more of the three initial directors should resign prior to that time. In the case of the resignation, death, or incapacity of one or more of the original directors, the remaining director or directors may appoint a substitute director or directors to serve the remainder of the said term. The members of the April Cove Maintenance Fund, Inc., shall be owners of lots or tracts in the April Cove Addition, or officers of corporations owning lots or tract in April Cove addition. Each member is entitled to one vote for each lot or tract owned int he addition, regardless of size at any meeting of the members. After January 1, 1989, or sooner if all three initial directors resign the members shall elect three (3) directors annually at a meeting of the members, and such directors shall serve for a period of one year.

(q) **All lands owned by April Cove Maintenance Fund, Inc., and all other lands hereafter acquired for the general use and benefit of the members by the Corporation are deemed as non-residential Common Maintenance Areas, and therefore are not subject to the residential covenants and restrictions. The Corporation shall grant any and all easements that may be

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necessary or convenient for the building and maintenance of utility lines, service lines, drainage areas, and other similar facilities on or across such Maintenance Fund property for the benefit of the owners of property in the addition.**

Amendment, vol.1542, page 207: filed Feb.23.2011: non-residential common areas

(r) Any commercial or business activity or operation in any residence, or outbuilding or on any lot or tract in this addition is strictly prohibited, with the

exception of the water supply operation which is permitted by these restrictions. This restriction applies particularly to those businesses or commercial activities which might be operated out of a residence or outbuilding constructed on a residential lot, such as sales operations, accounting practices, law offices, beauty shops, equipment repair, nurseries or day care centers, weight control programs, or teaching or training programs of one kind or another.

(s) No sign will be permitted on any lot or tract in the addition except for one sign not larger than two feet by two feet setting out the name and address of the owner, or one sign not larger than three feet by three feet offering the property for sale. All such signs must be submitted to and approved by the Architectural Control Committee.

Executed this 29th day of September, A.D., 1988.

By C.E. Neal Jr., Trustee

**** t) 1.** The original 12.705 acre tract included in Section 4, shown on the FINAL PLAT filed for record on July 13, 1992, in Envelope 90, Cabinet B, Freestone County Courthouse, is designated as "NON-RESIDENTIAL ACREAGE." As such it is understood that this acreage, currently held in four (4) tracts, will be used solely for non-commercial activities including the housing and keeping of horses. The number of horses to be kept on these tracts shall not exceed those stated in paragraphs (f) of the aforementioned restrictions.

2. Further the four tracts are exempted from the requirements of paragraph (a), as amended on February 18, 2001, and filed for record on October 8, 2003, (Volume 1214, Page 256), which reads:

****** The exterior walls of all residences, garages, and outbuildings shall be at least fifty-one percent brick veneer, stone, stone veneer, cedar, redwood, wooden log, or stucco. All roofs shall be of the wood shingle, composition shingle, or metal conforming to the following specifications:

1. It must be "standing rib or lapped seam" design.
2. It must be 26 gauge steel or thicker (no aluminum or galvanized steel.
3. It must have a minimum 20 year "no fade manufacturers warrant".
4. A sample of the material must be presented to the board for approval,

prior to installation.

5. Specific "written approval" must be given by the board prior to Installation.

6. All of the above applies to re-roofing any existing structure as well.**

***Amendment, vol.1214, page 258; filed Oct.8,1988; construction materials;*

3. The Architectural Control Committee is granted authority to approve appropriate structures to support the intended use of this tract.

4. In the event that any of the acreage is sold and the new owner desires to build a residence on that tract, a vote of the majority of the property owners will be required to re-designate the tract as a "RESIDENTIAL TRACT". Additionally the exemption granted byh this amendment will no longer apply and any building that does not meet ALL other restrictions must be removed. Re-designation of any part of the four (4) tracts will not affect the remaining tracts and all provisions and exemptions granted by this amendment will remain in effect.**

Amendment, Vol.1292, page 6; filed Sep.20, 2004; non-residential lot

(u) Swimming pools will be allowed on lots that will accommodate such pools and are to be located at the rear of the dwelling, must have a perimeter enclosure and be subject to architectural control. Swimming pools must meet or exceed any and all county or state standards whichever is more stringent. Minimum height of a perimeter fence is to be four (4) feet and materials of the fencing are subject to architectural control as set forth in the dedicatory documents. Drawings and specifications for swimming pools must be submitted to the ACC for approval and must include specifications for the pool, screening materials, retaining walls and a plat showing the location of the pool, pumps, and filtering equipment. Pools shall not drain onto common areas or neighboring lots. Pool pumps and filtering equipment must be screened from view with landscaping or other approved materials. Swimming pools may not be located closer than ten (10) feet to any property line of the property on which it is located or nearer to any public street or road than fifty (50) feet. Seasonal temporary pools are not to be stationary for a period greater than seventy-two (72) hours. Above ground pools must be screened from public view.

Amendment, vol.1576, page 893; filed Apr.30, 2012; addition of paragraph (u), swimming pools

(v) Tennis courts will be allowed on lots that will accommodate such courts and are to be located at the rear of the dwelling and be subject to architectural control. Drawings and specifications for tennis courts must be submitted to the ACC for approval and must include specifications for the court and a plat showing the location of the court. Tennis courts may not be located closer than ten (10) feet to any property line of the property on which it is located or nearer to any public street or road than fifty (50) feet. Tennis courts are to be for private recreational use only.

Amendment, vol. 1576, page 893; filed Apr. 30, 2012; addition of paragraph (v), tennis courts

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Right to Endorse Restrictions

(a) Architectural Control. No building or structure shall be erected, placed, or altered on any lot or tract until the construction plans, specifications, and a plat showing the location of the structure or structures to be erected on the lot or tract shall have been approved by the Architectural Control Committee as to the quality of workmanship and materials, conformity with all restrictions, harmony of the exterior design with the existing structures, and as to the location of the structure or structures with respect to topography, finished grade elevation, drainage, and other requirements of these restrictions.

(b) **The Architectural Control Committee shall initially be composed of C.E. Neal, Jr., John A. Alford, and Arlis A. Jones. Neither the members of the Committee, or any designated successors, shall be entitled to any compensation for their services as performed pursuant to this covenant. Committee members shall serve for a period of three (3) years with one (1) member elected each year. An alternate Committee member shall be elected each year in the event of the death, resignation, or inability of any member of the Committee to function. In the event the alternate is unable to serve, the remaining member or members shall have the full authority to designate a qualified successor or successors. Each candidate will be voted on individually, and a majority of the total votes cast shall constitute election. Each lot or tract in the addition shall be entitled to one vote in

such elections, irrespective of the number of persons owning an interest in said lot or tract. **

**Amendment, vol.1570, page 706; filed Feb.13, 2012; ACC terms of service

- (c) The Committee's approval or disapproval as required by this instrument shall be in writing. IN the event the Committee or its designated representative fails to approve or disapprove within 30 days after plat, specifications and plot plan have been submitted to it, or in any event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the restrictive covenants contained herein shall be deemed to have been fully complied with.
- (d) Invalidation of any one of these covenants, stipulations, conditions, or restrictions herein contained, by agreement of owners or judgement of the court, shall in no way affect any of the other provisions, but all of the said provisions shall remain in full force and effect.
- (e) **The Architectural Control Committee should analyze "new building materials coming onto the market" and submit an updated list of materials to the membership at the annual meeting. These materials will be added to the list of approved materials within the deed restrictions upon approval by the majority of votes present at such meeting.**

**Amendment, Vol.1475, page 507; filed Feb.2, 2009; addition paragraph (e)

Executed this 29th day of September, A.D. 1988.

Owner: C.E.Neal, Jr., Trustee

The State of Texas
County of Freestone

Know All Men By These Presents

Amendment to Restrictions dated September 29, 1988 and recorded in Vol 785, Page 141, Deed Records of Freestone County, Texas, in so far as they pertain to Lots 18 through 36, inclusive of April Cove Section II, only.

Whereas, C.E.Neal, Jr., Trustee, is the owner of the Real Estate situated in Freestone County, Texas, described as follows:

Lots 18 through 36, Inclusive of April Cove Section II, addition in Freestone County, Texas, according to plat recorded in Plat Cabinet B, Envelope 76, Plat Records Freestone County, Texas;

And whereas it is deemed to be in the best interest of the undersigned and of the persons who may purchase lots out of the hereinafter described tract(s) that there be established and maintained a uniform plan for the improvements and development of the lands covered thereby as a restricted and modern subdivision;

Now therefore, the undersigned owner, being all of the owners of said tract(s) do hereby adopt the following amendments and restrictions to lots 18 through 36, inclusive of April Cove Section II, only, which shall be binding on the undersigned and all persons and entities claiming under them until January 1, 2000, at which time said covenants conditions and restrictions shall be automatically extended for successive periods of 10 years each unless by duly recorded instrument signed by the majority of the property owners in said tract(s) it is agreed to change said covenants conditions and restrictions in whole or in part. If the undersigned or any of his heirs, successors, or assigns shall violate or attempt to violate any of hte covenants herein, it shall be lawful for any other person or persons owning any real property situated in the above referred tract(s) to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from doing so or to recover damages or other dues for such violations.

Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in force and effect.

(a) Paragraph (a) Page 2, Lines 4,5,6 and 7 are amended concerning lots 18-36 above described to read as follows: any residence constructed on Lots 18-36 inclusive shall contain a minimum floor space of 1600 square feet, exclusive of porches, garages, guest quarters, and workshops.

Executed this 18 day of October, 1988

C.E. Neal, Jr., Trustee

Historical

Rescinding of Restrictions for April Cove Addition, Section I, dated June 13, 1988, recorded in Vol. 776, page 837, Deed Records of Freestone County, Texas.

The restrictions for April Cove Addition, Sections II, III, IV, dated September 29, 1988 and recorded in Vol 785, page 141, Deed Records of Freestone County Texas, and all its filed amendments ARE NOW BINDING FOR APRIL COVE ADDITION, SECTION 1 AS COVENANTS AND RESTRICTIONS FROM THIS DAY FORWARD.

Majority vote of the Board of Directors and majority vote of property owners of record, in Section 1, by written "mail in ballot". Results tabulated on January 16, 2009. Filed February 2, 2009.

Rescinding of Restrictions for April Cove Addition, Section V, dated December 6, 1990, and recorded in Vol. 844, page 859, Deed Records of Freestone County, Texas.

Being all of those lots described in a Plat dated December 4, 1990, and recorded in Map Cabinet A, Page 84 of the Plat Records of Freestone County, Texas, Save and except Lots One (1) through Nine (9) inclusive as shown on said plat.

The restrictions pertaining to all properties within April Cove Addition, Section V described above and all subsequent amendments are hereby rescinded and considered null and void.

Further: The restrictions for April Cove Addition, Sections I, II, III, and IV, dated September 29, 1988 and recorded in Vol. 785, page 141, Deed records of Freestone County, Texas and all its filed amendments are now binding for April Cove Addition, Section V, described above, as covenants and restrictions.

Amendment passed by a majority vote of the Board of Directors and a majority vote of the property owners of record in Section V by written mail-in ballot.

Filed: November 1, 2011; cannot read the vol and page #

