

EXHIBIT "A"

STONE VALLEY, PHASE ONE RESTRICTIONS

Stone Valley, Phase One, Final Replat of All of Lot 1, Block 2, And a Part of Lot 2, Block 2, and an Abandoned Portion of Rice Street of Goforth Addition in Cabinet 1, Slide 349-353, Plat Records of Lampasas County, Texas, In The City of Lampasas, Lampasas County, Texas.

Reservations from and Exceptions to Conveyance

1. This conveyance is made and accepted subject to prior mineral reservations and restrictions of record and to any rights-of-way or easements of record or visible upon the ground, to the extent such are valid and enforceable against the property, and taxes the payment of which Grantee assumes.
2. No trailer, tent, shack, garage apartment, stable or barn shall be placed, erected or be permitted to remain on this property, nor shall any structure of a temporary character be used at any time as a residence.
3. No noxious or offensive activity shall be carried on upon this property, nor shall anything be done there on which may be or become an annoyance or nuisance to the neighborhood.
4. All structures must be of new construction.
5. Dwelling size and set back lines must conform to zoning as per City of Lampasas Zoning Ordinance.
6. Any residence located on the property shall be connected with the water, electrical and wastewater services of the City of Lampasas, Texas. The extent same are available to the property.
7. No lot or area shall be used or maintained as a dumping ground for rubbish, trash or garbage. Other waste shall not be kept except in sanitary containers. All trash in sanitary containers must be kept in a clean and sanitary condition. No motor vehicle which is not operable shall be parked on or adjacent to any lot.
8. No trailers, recreation vehicles, boats or any other pulled device shall be allowed to be parked in roadway or in front of building line for over 7 days without permission of the Architectural Control Committee.
9. All privacy fences constructed must use metal posts instead of wood posts.
10. All out buildings must be constructed with same building standards as primary residence in connection with exterior siding and roof.
11. No signs of any kind shall be displayed to the public view on any residential lots except one sign of not more than five square feet advertising the particular property for sale or rent or to be used by a builder to advertise the property during the construction and sale of a home.
12. There is hereby created and activated an Architectural Control Committee for the purpose of supervising, controlling and approving all construction plans, residences, structures and other improvements to be built or placed on any lot. The committee is given authority to enforce or amend these restrictions in any manner it deems appropriate and to act for the best interest of the subdivision for a period of three years from date of this document. The initial members of the committee shall consist of D. L. Finney. At such times as 100% of the lots in the subdivision have dwellings built thereon, all rights, duties and responsibilities of the committee shall automatically cease, and these restrictions may be enforced by any person owning any lot or fraction thereof.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations and Conveyance and the Exceptions to Conveyance and Warranty.