

**AMENDMENT OF RESTRICTIONS**  
**FAIR OAKS RANCH, KENDALL COUNTY, TEXAS**  
**Unit K-9/Deer Meadow Estates Unit 1**  
**Unit K-10/Deer Meadow Estates Unit 2**  
**Unit K-11/Deer Meadow Estates Unit 3**  
**Unit K-12/Deer Meadow Estates Unit 4**  
**Unit K-13/Deer Meadow Estates Unit 5**

**A. COVENANTS AND RESTRICTIONS**

1. **Standardize Paragraph 5 (a): Outbuildings:** All outbuildings, detached garages, storage buildings, guest houses, gazebos, cabanas, etc. shall be permanent structures with a concrete foundation and constructed to match the existing home, with 85% or more of the total wall area (column area for open air construction) consisting of rock, brick or stucco. Roofs shall also match the existing home roof in type, style and color. Prior to the construction of any outbuilding, the outbuilding plans and specifications, along with a plot plan showing the proposed location and a description of exterior materials being used, must first be submitted to and approved by the Restriction Committee. These structures shall comply with all setbacks and shall not exceed one story in height above ground level.
2. **Add Paragraph 5 (e): Maintenance and Upkeep:** Each owner shall maintain all dwellings, structures, improvements, outbuildings and fences in good repair in accordance with original structural integrity and appearance. This includes promptly repairing/replacing all damaged, loose, missing, or unsightly sections of all fences and structures, as well as maintaining fences in their original position and alignment. Each owner shall keep their lawns and landscape mowed, trimmed, weeded, and free of dead plants, trees, debris, trash and unsightly materials. Maintenance/upkeep of natural areas on personal property is the responsibility of the homeowner / property owner, and the level of that upkeep must be in keeping with the standards required of maintaining a high-value residential neighborhood and protecting property investment. Vacant lot owners shall cut their vacant lots at least once annually and more often after periods of heavy rain and during periods of extreme fire hazard.
3. **Standardize Paragraph 9: Parking of Vehicles, Trailers, etc.:** No trailer house, recreational vehicle, motor home, boat, race car, camper, hunting vehicle, tractor, ATV, utility trailer, travel trailer, one ton truck (excluding one ton pick-up), wholly inoperable vehicle, or "for sale" signed vehicle may be kept, parked, maintained, or stored on any lot (vacant or occupied) for more than a 24 hour period. These types of vehicles may be kept or stored in an enclosed garage which is part of the approved residential structure, an approved detached garage, or within an approved screening so as not to be visible from adjacent lots, neighboring properties, or streets. No dismantling or assembling of any type vehicle, motor home, recreational vehicle, race car, ATV, boat, hunting vehicle, tractor, trailer (all types), camper, machinery or equipment shall be permitted in any driveway, yard or vacant lot. The street parking of any vehicle, except visitor vehicles, is prohibited. Visitor street parking is limited to 72 hours unless the Restrictions Committee approves a homeowner-requested extension of that period. On street parking of all vehicles must comply with the ordinances of the City of Fair Oaks Ranch, Texas.

4. **Standardize Paragraph 20 (b) (K-9/10) and Paragraph 19 (b) (K-11/12/13): Swimming Pools:**  
All construction of swimming pools and required fencing must be approved by the Restrictions Committee before construction begins. Only "in ground" type swimming pools are allowed and pool locations must meet all setback requirements. Swimming pools and required fencing must comply with the ordinances of the City of Fair Oaks Ranch, Texas concerning same.
5. **Standardize Paragraph 24 (K-9/10) and Paragraph 23 (K-11/12/13): Outside Lighting:**  
Outside lighting shall not be aimed, directed, or focused so as to cause direct or annoying light to neighboring homes or properties. All outside lighting must comply with the ordinances of the City of Fair Oaks Ranch, Texas. Downward exposure of exterior lighting and neighborly lighting considerations are the responsibility of each homeowner.
6. **Add Paragraph 29 (K-9/10) and Paragraph 28 (K-11/12/13): Solar Panels, Rainwater Catchment Systems, Wind Turbines:** Plans for solar panels, rainwater catchment systems, wind turbines and all similar renewable energy and resource conservation outdoor systems must receive approval from the Restrictions Committee before installation or construction begins. Homeowners are encouraged to blend solar panels with existing rooflines, home colors and building materials as much as possible. Rainwater catchment systems shall either be located below ground, be blended with landscaping, be placed behind an approved fence or be incorporated into the home/fence construction to the degree possible, so as to blend into the neighborhood and not be obtrusive from adjacent lots, streets, or neighboring properties.
7. **Add Paragraph 30 (K-9/10) and Paragraph 29 (K-11/12/13): Greenhouses:** All greenhouses shall be placed on a level, prepared foundation and consist of high quality materials in keeping with matching the existing home and preserving/protecting property values. Construction materials shall include rigid panels (glass or Plexiglas) and a high quality metal or wood frame with a minimum five-year manufacturers' warranty. Prior to the construction of any greenhouse the specific greenhouse plans and specifications, along with a plot plan showing the proposed location, must be approved by the Restriction Committee. Greenhouse locations shall be behind the front house line, meet all setbacks, and utilize the backyard to the greatest extent possible. Due to the many and varied types of greenhouses, the Restrictions Committee, in furtherance of a uniform plan for the subdivision, shall be vested with the authority to control the type of construction and location of greenhouses.

*Note:* This document re-adopts and restates the Restrictions and merely adds to such Deer Meadow Estates Restrictions filed in 1999; 2002; 2003; 2005; and 2006 as may have thereafter been amended. To the extent, however, any provisions in this Amendment are inconsistent with any provisions in the original Restrictions, the provisions in this Amendment control and shall be given deference over the original restrictions. Upon filing of these Amendments in Kendall County Texas, existing greenhouses shall be grandfathered.

Now, therefore, pursuant to the Public Restrictions, the undersigned affirms the adopting of these amendments to the Public Restrictions for Units 1 through 5 of Deer Meadow Estates, Fair Oaks Ranch, TX (Kendall County Units 9, 10,11, 12 & 13) effective from and after the date of the filing hereof with the Kendall County Real Property Records or its equivalent.

Witness my hand this 18 day of July, 2011.

Restrictions Committee/Architectural Review Committee  
Kendall County, Units 9, 10, 11, 12 & 13

Allen M. McDavid  
Allen M. McDavid, Chairman

Committee Members:

[Signature]  
[Signature]  
[Signature]

Michael Thompson  
Robin Hahn-Moore  
[Signature]

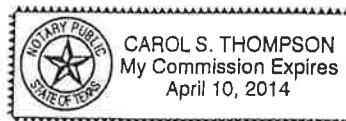
State of Texas §  
County of Bexar §

Before me, the undersigned authority, on this day personally appeared Allen M. McDavid, Chairperson of the Restrictions Committee/Architectural Review Committee for Fair Oaks Ranch, Kendall County Units 9, 10, 11, 12 & 13, personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated after all members of such Committee voted in support of the adoption and filing of these amendments.

Given under my hand and seal of office this 18 day of July, 2011.

Carol S. Thompson  
Notary Public in and for the State of Texas  
My commission expires: 4-10-2014

After recording return to:  
Fair Oaks Ranch HOA  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015



**AMENDMENT OF RESTRICTIONS**  
**FAIR OAKS RANCH, KENDALL COUNTY**  
**UNIT 11/DEER MEADOW ESTATES UNIT 3**

A. **COVENANTS AND RESTRICTIONS**

10. The following section A (10) is amended to add the following: "Acceptable screening material is wood, stone, or brick. Landscaping plants can be used for screening if approved by the Restriction Committee and provided the plants shall be evergreen year round, tall and dense enough to provide screening of the tank from the time of planting. After the effective date of these amended restrictions, any new or relocated fuel, oil, propane or butane tanks shall be buried."

11. The following is added as a new subsection (c) to Section A (11) so as to formalize in the Restrictions what has already been implemented as Restriction Committee policy when considering proposed wood or board fencing: "If board fencing is sought to be approved, if such fencing would have exposed construction posts and railings on one side ( as opposed to the preferable double-sided fence with pickets on both sides and no exposed posts and railings), such fencing shall be installed so that exposed posts and railings face toward the "inside" of the lot with the pickets facing the outside."

26. Section A (26) should be modified to clarify an intent that satisfies Pedernales Electric Coop's easement rights and achieves the desire to screen the transformers from view. Pedernales has a 10' x 10' easement in the front corners of all lots, and any person wishing to dig in those easements is required by law to notify Pedernales and get any underground lines located.

B. **PLANS AND SPECIFICATIONS**

The following new subsection (4) is added to Section B of the Restrictions: " Submission of plans and specifications of improvements for approval as required in these Restrictions as amended shall be submitted to the Restriction Committee by delivery to such Committee c/o Fair Oaks Ranch Homeowners' Association, Inc. at 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015 ( or wherever located if such address hereafter changes) with payment of the fee as required in these Restrictions, or by the By-Laws of Fair Oaks Ranch Homeowners' Association, Inc."

C. **RESTRICTION COMMITTEE**

The following new subsection (3) is added to Section C of the Restrictions: " In the event of any dispute involving the Restriction Committee's exercise of discretion, the Committee's exercise of such discretion and authority will be considered to be presumptively reasonable and shall control unless, after an unsuccessful mediation of such dispute, such exercise of discretion and authority by the Committee is successfully judicially challenged by clear and convincing proof that such exercise of discretion by the Committee was arbitrary, capricious, or discriminatory. To assist in attracting volunteer candidates to serve on this Committee without remuneration, under no circumstances shall an owner or occupier of a lot encumbered by these Restrictions as amended sue one or more individual members of the Committee (or any former members of the Committee) for any monetary damages in connection with their service or participation on the Committee, or alleged lack of sufficient or appropriate participation on the Committee."

The following is additionally added as a new subsection (4) to Section C: "The Restriction Committee may hereafter expand the number to as high as 7 members. At no time shall the Restriction Committee consist of less than 3 members. A quorum necessary to conduct Committee business shall be a majority of such Committee members then comprising the Committee; a majority of such members present (either physically or via teleconference) at any Committee meeting may make decisions on behalf of the Committee. The composition of the Committee, or the filling of a vacancy on the Committee after the date of these amendments, must be filed with the Kendall County Deed Records in recordable form."

This document re-adopts and restates the Restrictions and merely adds to such Restrictions adopted and filed in 2003 as may have thereafter been amended. To the extent, however, any provisions in this Amendment are inconsistent with any provisions in the original Restrictions, the provisions in this Amendment control and shall be given deference over the original Restrictions.

Now, therefore, pursuant to the Public Restrictions, the undersigned affirms the adopting of these Amendments to the Public Restrictions effective from and after the date of the filing hereof with the Kendall County Real Property Records or its equivalent.

Witness my hand this 11 day of January, 2006.

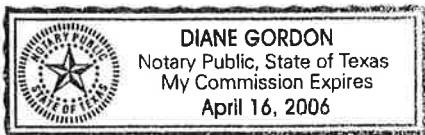
Restrictions Committee/Architectural Review Committee, Kendall County, Unit 11  
By:

Robert J. Weiss, Jr.  
Robert J. Weiss, Jr., Its Chairperson

State of Texas \*  
\*  
County of Duval \*

Before me, the undersigned authority on this day personally appeared Robert J. Weiss, Jr., Chairperson of the Restrictions Committee/Architectural Review Committee for Fair Oaks Ranch, Kendall County Unit 11, personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated after all members of such Committee voted in support of the adoption and filing of these amendments.

Given under my hand and seal of office this 11 day of Jan, 2006.



Diane Gordon  
Notary Public in and for the State Of Texas  
My Commission Expires: \_\_\_\_\_

*Orig was*

Filed for Record in:

Kendall County  
Darlene Herrin  
County Clerk

**AFTER RECORDING RETURN TO:**

**FAIR OAKS RANCH HOMEOWNERS ASSOCIATION  
7286 Dietz Elkhorn  
Fair Oaks Ranch, Texas 78015**

On: Jan 13, 2006 at 01:51P

Document Number: 00204558  
Total Fees : 19.00

Receipt Number - 83193  
By Deputy: Paula Pfeiffer

This Document has been received by this Office  
for Recording into the Official Public Records.  
We do hereby swear that we do not discriminate  
due to Race, Creed, Color, Sex or National  
Origin.

RALPH E. FAIR, INC.  
TO THE PUBLIC  
RESTRICTIONS  
DEER MEADOW ESTATES UNIT 3

STATE OF TEXAS           §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF KENDALL     §

THAT WHEREAS, RALPH E. FAIR, INC., is the owner of the land and premises described as KENDALL COUNTY UNIT 11, known as DEER MEADOW ESTATES UNIT 3, FAIR OAKS RANCH, KENDALL COUNTY, TEXAS, described according to plat recorded in Volume 4, Pages 168-169, Records of Plats of Kendall County, Texas, comprising 52.33 acres, more or less, and said tract of land and premises being herein referred to as "the subdivision;" and

WHEREAS, Ralph E. Fair, Inc. desires to subject such real property to the protective covenants, restrictions, reservations and easements herein for the benefit of such property and the present and future owners thereof;

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and shall be binding on all parties having any right, title or interest in or to the above described property or any part thereof, and their heirs, successors and assigns, and which easements, restrictions, covenants and conditions shall inure to the benefit of each owner thereof, and in general, will insure the best use and most appropriate development of such subdivision:

A. COVENANTS AND RESTRICTIONS

(1) Each of the lots in this subdivision shall be used only for the construction of one single family residence or main dwelling unit, including other appurtenant structures permitted under the terms hereof. Main dwelling units constructed on each lot shall contain at least the following number of square feet of main dwelling living area, exclusive of porches, garages and breezeways:

(a) Single Family Units

- (i) 2,300 square feet, single story, with two-car garage attached;
- (ii) 2,500 square feet, two story, with two-car garage attached;
- (iii) 2,500 square feet - with detached garage, either single or

two story. If any portion of the unit is two stories, then the unit will be considered as a two story unit.

(2) Except as set out below, no commercial use of any lot shall be permitted, and specifically no sign shall be placed on any lot indicating a commercial use thereof. A residential unit may be used as a builder's sales office for a period of up to 12 months from the time of completion, unless the time is specifically extended by the Restriction Committee.

(3) Each Lot improved with a residential unit must include an attached or detached garage large enough to accommodate under roof a minimum of two (2) full-sized automobiles. No garage shall be permanently enclosed for conversion to any other use. Open car ports are not permitted, unless special design circumstances warrant their use, in which case permission must be obtained in writing from the Restriction Committee.

(4) (a) Plans for all residential units must be submitted prior to construction to the Restriction Committee for approval as provided for in Paragraph B, "Plans and Specifications" below."

(b) All residential units constructed in this subdivision shall be constructed in a good and workmanlike manner with the use of new materials and in such a way as to present a neat and attractive appearance in the area. No manufactured houses or other structures shall be moved onto any lot in this subdivision, other than commercially constructed children's playhouses and storage buildings after approval by the Restriction Committee.

(5) (a) The exterior walls of all residential units shall be constructed with rock, stucco or brick, for 85% or more of the total exterior wall area. Window and door openings shall be included as masonry. Notwithstanding the foregoing, the Restriction Committee is empowered to waive this restriction if, in its sole discretion, such waiver is advisable in order to accommodate a unique or advanced building concept, design or material, and the resulting structure will not detract from the general appearance of the neighborhood. Exterior wall materials used on any building on all Lots shall be restricted to those types approved by the Restriction Committee.

(b) All siding on residential units must be approved by the Restriction Committee. No four foot by eight foot (4' x 8') wood, masonite or similar panel siding will be allowed. Generally the Restriction Committee will approve rough sawn cedar, fir or spruce wood or hardi-plank siding; a sample of any other siding material must be submitted to the Restriction Committee for approval.

(c) Roofing on each residential unit shall be either slate, tile, metal with standing seams, composition, or fiberglass architectural dimensional shake with a minimum 30 year manufacturer's design warranty.



(d) The exterior of all chimneys of residential units shall be 100% rock, brick or stucco masonry of a type and color matching that of the exterior walls of the house, unless specific structural problems result from the use thereof. Alternative materials may be considered by the Restriction Committee.

(6) All main residential units (including patios) or other buildings constructed in this subdivision shall be set back at least 25 feet from the front property line of each lot in this subdivision and shall be set back at least 10 feet from the side and 25 feet from the rear lot lines (both property lines on street-sides of corner lots shall be considered "front property lines" for the purposes of setbacks). All such improvements on any lot in this subdivision must face on the street upon which the lot fronts, subject however to any changes thereto as may be granted in writing by the Restriction Committee.

(7) Prior to the construction of any detached garages, storage buildings, fences, pools, guest houses or other out buildings on any lot in this subdivision, plans with four elevations and specifications therefor, including a plot plan showing the proposed location thereof, must be submitted to the Restriction Committee, and the approval procured from the committee prior to the commencement of construction. It is understood that the construction of any such detached garages, guest houses or other out buildings on any lot in this subdivision without the prior approval of the Restriction Committee will be conclusively presumed to be in violation of these restrictions. The Restriction Committee in furtherance of a uniform plan for the development of the subdivision shall be vested with the authority to control the location and type of construction of any such detached garages, guest houses and other out buildings built in this subdivision in order to insure the development of this subdivision into a high-class residential area. Notwithstanding the foregoing, however, it is expressly understood that the failure of the Restriction Committee to give notification of its disapproval of any plans, specifications, and plot plan showing the location of the improvements, within thirty days after receipt thereof shall be deemed for all purposes under the provisions hereof as the approval of the improvements.

(8) No garage, storage building or temporary building shall be constructed on any lot in this subdivision as living quarters, except that detached servants quarters or guest houses may be constructed thereon provided it is built in conjunction with or after the main dwelling unit.

(9) (a) No trailer house, recreational/motor home, utility/tent/boat/travel trailer, or one ton truck (excluding one ton pickup) shall be kept, parked, stored or maintained on any portion of the yard in front of the building line of the residential unit on the lot for more than twenty-four (24) hour period. Wrecked, junked, or wholly inoperable vehicle shall be kept, stored, or maintained on any portion of the lot unless they are in an enclosed structure or in a screened area out of view from adjacent lots and streets. No dismantling or assembling of an auto,

recreational/motor home, utility/tent/boat/travel trailer, any truck, machinery, or equipment shall be permitted in any driveway.

(b) On-street parking of any vehicle except visitor vehicles is prohibited; visitor parking is limited to 72 hours unless this limitation is extended in writing by the Restriction Committee.

(10) Any fuel oil, propane, butane, or water collection tanks shall be screened or located so as not to be visible from other lots or from the street on which the lot is located. Screening material for tanks has to be approved by the Restriction Committee.

(11) **FENCES:** ALL FENCES, INCLUDING, BUT NOT LIMITED TO, QUALITY OF MATERIALS, METHODS OF CONSTRUCTION, AND LOCATION, MUST BE APPROVED BY THE RESTRICTION COMMITTEE PRIOR TO CONSTRUCTION. Except as provided below, all fencing shall be constructed of wood, stone, brick or ornamental iron unless otherwise approved by the Restriction Committee. Other items of consideration are listed below:

(a) No fence shall be constructed forward of the front house line (between the home and the front property line), except where the fence and security gate are approved by the Restriction Committee.

(b) Only fences constructed of quality materials and good workmanship shall be allowed.

(12) **LANDSCAPING:** The Restriction Committee must approve all landscaping plans prior to installation of the landscaping. The landscaping plan should show the type of plants, shrubs, type and quantity of grass and the sprinkler system design. With the intent of water conservation, the use of drought tolerant native plants, shrubs and grasses similar to those planted in the Deer Meadow Estates entry area, and drip irrigation systems or irrigation systems with large water droplet sprinkler heads will be generally approved.

(13) No animals shall be permitted on any lot in this subdivision other than household pets; livestock of any type, including pot bellied pigs, are specifically prohibited from this subdivision. Dogs maintained outside of the residence must be on a leash or under fence.

(14) No firearms shall be discharged nor shall any hunting be done with any type of weapon within this subdivision.

(15) No part or a portion of this subdivision shall be used as a junk yard or as an area for the accumulation of scrap or used materials. No part of this subdivision shall be used for any purpose that is obnoxious or offensive to the owners

of other lots in this subdivision, nor shall anything be done in this subdivision that becomes an annoyance or nuisance to the owners of other lots in this subdivision.

(16) (a) Resubdivision, partition, partial conveyance, or ownership in divided or separate interests of any tract shall be permissible and lawful only if approved in writing by the Restriction Committee and as provided in Paragraph (b) and (c) below, and is otherwise in full compliance with and conformity to all provisions hereof, including particularly, but not limited to, the building setback requirements of Paragraph 6. A vote of no less than three (3) members of the Restriction Committee shall be required for approval of such resubdivision. Failure to submit plans for resubdivision for approval will render such resubdivision, partition, partial conveyance or ownership in divided or separate interests void and without effect.

(b) NO RESUBDIVISION OF ANY LOT FOR THE PURPOSE OF PROVIDING TWO HOMESITES WILL BE PERMITTED. Portions of a tract may be resubdivided for the purpose of such portion becoming a part of an adjacent tract. In any event, no resulting tracts may be smaller than 0.48 acres.

(c) Any resubdivision plat must be approved by the City of Fair Oaks Ranch Utility Board and Council.

(17) Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No utility company, water district, political subdivision or other authorized entity using the easements herein referred to shall be liable for any damage done by them or their assigns, agents, employees or servants to property of the owner situated within such easement. Wherever utility easements are shown and the owner constructs a fence over said easement, the owner shall construct a gate over said easement to allow access by the authorized entity using said easements.

(18) No garbage or other waste shall be kept except in sanitary containers. No garbage containers shall be visible from the street except on regular pick up days.

(19) (a) No outside toilets or privies shall be permitted on any lot. All toilet facilities, kitchen sinks, washing machines, bathroom drains, etc., shall be connected to the sewage collection system. When economical sanitary water recovery systems are available that use household water, such as bath or wash water, for lawn irrigation purposes, such systems may be submitted to the Restriction Committee for approval.

(b) All construction of swimming pools and required fencing must be approved by the Restriction Committee and comply with the ordinances of the City of Fair Oaks Ranch, Texas, concerning same.

(20) The drilling of water wells on any lot is prohibited, except at designated

easement locations owned by the City of Fair Oaks Ranch.

(21) Tennis-court lighting and fencing shall be allowed only with approval of the Restriction Committee. Basketball goals, or backboards, or any other similar sporting equipment of either a permanent or temporary nature shall not be placed within forty feet (40') from the front property line of any Lot in the subdivision without the prior written consent of the Restriction Committee.

(22) The first 100 feet from the street of all driveways must be paved with concrete.

(23) Any exterior lighting shall be installed in such a manner as not to create a horizontal exposure but rather to be shielded in order to cast light up or down in a manner which will not create problems for neighboring lots or the neighborhood generally.

(24) Ham radio antennas or other similar high towers or antennas shall not be allowed on any lot without prior written approval of the Restriction Committee.

(25) All property owners are required to maintain their lots, whether vacant or occupied, so as to not become overrun with tall grass, heavy brush, rubbish or trash. If, in the opinion of the Restriction Committee, any property owner's lot becomes so overrun with tall grass, brush, rubbish or trash so as to cause a nuisance in the subdivision, the Fair Oaks Ranch Homeowners Association is authorized to clean up said lot at the expense of the property owner after notification to the property owner. If said cleanup fee is not paid within 60 days from the date of said cleanup, the expense of the cleanup will become a lien on the property in favor of the Fair Oaks Ranch Homeowners Association until paid. Any assessment not paid within thirty (30) days after the due date shall be deemed in default and shall bear an automatic ten percent (10%) penalty of the sum due, plus interest from the due date at the maximum rate permitted by law, and not less than ten percent (10%) per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or may foreclose the lien against the property.

(26) Property owners are required to construct a small fence out of rock, brick, wood or similar material around electrical transformers located on the front of their lot to provide a screen for the transformers to maintain the attractive appearance of the subdivision. Since Pedernales Electric Co-op may need to replace or maintain these transformers from time to time the sides of the enclosure should be removable, or if rock or brick is used, sufficient space should be allowed around the transformer to permit removal of the transformer. Screening must not be more than 6 inches higher than the top of the transformer.

(27) NATURAL CAVES AND CREVICES, AS WELL AS SPRINGS AND SEEPS,

OCCUR IN THE GENERAL AREA OF THE SUBDIVISION. PRIOR TO BEGINNING CONSTRUCTION OF ANY IMPROVEMENTS, PROPERTY OWNERS SHOULD PERSONALLY INSPECT THE PROPERTY TO CONFIRM THE LOCATIONS, IF ANY, OF CAVES AND CREVICES OR SPRINGS AND SEEPS WHICH MAY BE LOCATED ON THE LOT.

**B. PLANS AND SPECIFICATIONS**

(1) PRIOR TO THE CONSTRUCTION OF ANY SINGLE FAMILY DWELLING UNIT, DETACHED GARAGE, GUEST HOUSE, SHED, FENCES OR OTHER BUILDING, IN THIS SUBDIVISION, A COMPLETE SET OF PLANS AND SPECIFICATIONS MUST BE SUBMITTED, FOR REVIEW AND APPROVAL OF THE RESTRICTION COMMITTEE. ALONG WITH THE SUBMISSION OF SUCH PLANS AND SPECIFICATIONS A FEE OF \$75.00 PAYABLE TO THE FAIR OAKS RANCH HOMEOWNERS ASSOCIATION SHALL BE SUBMITTED TO COVER THE EXPENSE OF THE COMMITTEE IN REVIEWING THE PLAN AND ANY INSPECTIONS REQUIRED. The plans and specifications must state the total living area available in each single family dwelling unit, exclusive of garages, porches and breezeways. In addition, for each of the aforesaid listed buildings, a plot plan must be submitted which shows all elevations, with the locations of each building with reference to front, side and rear setback lines, and which shows all utility, drainage, and other easements affecting said lot.

(2) The aforesaid fee of \$75.00 may be increased after December 31, 2005 at the discretion of the Restriction Committee to the extent necessary to cover the expenses of the Committee in making the required review of plans and specifications and inspections pertaining thereto.

(3) Failure to receive a response from the Restriction Committee within thirty (30) days from the date of submission will constitute approval of said plans and specifications.

**C. RESTRICTION COMMITTEE**

(1) All architecture, plans and buildings in the subdivision shall comply with all applicable building codes and laws as well as with general and special restrictions herein, and any variances therefrom shall be subject to the approval of the Restriction Committee. The original Restriction Committee shall consist of nominees of Ralph E. Fair, Inc.

(2) The Restriction Committee retains the right in furtherance of a uniform plan for the development of the subdivision as a high class residential subdivision, to execute amendments to, including granting variances from and on, the aforesaid restrictive covenants, provided they, in the exercise of their best judgment and discretion, are of the opinion that any such amendments or variances would be in

furtherance of the uniform plan for the development of this subdivision. The Restriction Committee shall also perform all of the other duties and obligations imposed upon them under the provisions hereof. On or before July 1, 2009, by instrument recorded in the Official Records of Real Property of Kendall County, Texas, the undersigned shall appoint a Restriction Committee of five (5) members residing in Deer Meadow Estates Units 1, 2 or 3, Fair Oaks Ranch, Kendall County, Texas or from any additional Deer Meadows Estates Subdivision to serve as the Restriction Committee for Deer Meadow Estates Unit 3, said Deer Meadow Estates Subdivisions having the same or similar interests in the furtherance of a uniform plan for development. Property owners in Deer Meadow Estates Unit 3 or other Deer Meadows Subdivisions will be eligible to be named as members of the Restriction Committee for Deer Meadows Estates Unit 1 and 2. Such Restriction Committee shall serve as such until their successors are duly elected as hereinafter provided. The Restriction Committee, including any additional members shall be vested with all of the duties, powers, prerogatives and discretions herein conferred upon the original Restriction Committee. Any vacancies in the Restriction Committee by death, resignation or otherwise (it being understood that the sale by any member of the committee of all of his property in the subdivision will be construed as a resignation by him from the committee), will be filled by the remaining members of the committee by recordable instrument filed in the Deed Records of Kendall County, Texas.

Notwithstanding the foregoing, however, it is expressly understood that any time after July 1, 2009, the owners of a majority of the lots in the subdivisions, with any husband and wife being considered as one owner, may by instrument in writing filed in the Deed Records of Kendall County, Texas, elect a five member Restriction Committee for the subdivision and any committee so elected shall thereafter be vested with all of the duties, powers, discretions and prerogatives of the original Restriction Committee herein provided for. The Restriction Committee may by letter delivered to the party involved grant variances from any one or more of the above recited limitations and restrictions insofar, and only insofar, as they pertain to individual lots in the subdivision. Any amendments to or variances from such limitations and restrictions made or granted by the Restriction Committee pertaining to all of the lots in the subdivisions may be made only by appropriate written instrument filed in the Deed Records of Kendall County, Texas.

D. (a) FAIR OAKS RANCH HOMEOWNERS ASSOCIATION

All lot owners shall become and continue to be members of the Fair Oaks Ranch Homeowners Association and agree to comply with its governing articles, the purposes of which are to provide various services and facilities for the use and benefit of all property owners in Fair Oaks Ranch. Lot owners agree to accept such membership and to perform and be bound by the obligations, terms and conditions of membership in the Homeowners Association in accordance with its duly provided charter, bylaws and resolutions.

(b) DEER MEADOWS ESTATES HOMEOWNERS ASSOCIATION

Each lot owner in Deer Meadow Estates shall become and continue to be members of the Deer Meadow Estates Homeowners Association and shall be governed by its Articles of Incorporation and Bylaws. The Deer Meadow Estates Homeowners Association provides specific services to all Deer Meadow Estates Units.

The covenants, conditions and restrictions of this declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Restriction Committee or the owner of any lots subject to the restrictions in this declaration, and their respective legal representatives, heirs, successors and assigns. It is further expressly understood that the undersigned, the Restriction Committee, the Homeowners Association, or any one or more of the owners of properties in said subdivision shall have the right to enforce the restrictive covenants and use limitations herein provided for on said subdivision by injunction in order to prevent a breach thereof or to enforce the observance thereof. The remedy however, shall not be exclusive and the undersigned, the Restriction Committee or any other person or persons owning property in the subdivision injured by virtue of the breach of the restrictions and use limitations herein provided for shall accordingly have their remedy for the damages suffered by them as a result of any breach. In the event of a breach of these restrictions and use limitations by the owner of any lot or lots in said subdivision it will be conclusively presumed that the other owners of lots in the subdivision have been injured thereby. It is further expressly provided that the undersigned shall continue to have the right to enforce such restrictive covenants and use limitations after all property has been sold by the undersigned but shall have no obligation to do so.

All expenses, attorneys fees and court costs incurred in connection with the enforcement of such restrictive covenants and use limitations shall be borne by the party or parties seeking to enforce the same; the undersigned, the Restriction Committee or the Homeowners Association shall have no obligation to bear such expense, although they may contribute such expense if they so desire.

The covenants, conditions and restrictions herein shall be effective until September 1, 2030, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten years, unless by a vote of three-fourths of the owners of lots in such subdivision, with each lot in such subdivision having one vote, taken prior to September 1, 2030, or of any current extended period, and filed for record in the Deed Records of Kendall County, Texas, it is agreed that these restrictive covenants and use limitations shall terminate as to said subdivision on September 1, 2030, or current extended period.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain

in full force and effect. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

EXECUTED this 30 day of April, 2003.

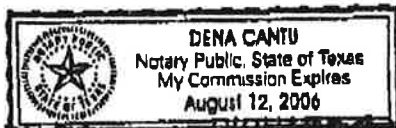
RALPH E. FAIR, INC.

By: Robert J. Weiss, Jr.  
Robert J. Weiss, Jr.  
President

(Corporate Acknowledgment)

STATE OF TEXAS §  
COUNTY OF COMAL §

This instrument was acknowledged before me, the undersigned authority, on the 30<sup>th</sup> day of April, 2003, by Robert J. Weiss, Jr., President of Ralph E. Fair, Inc., a Delaware corporation, on behalf of said corporation.



Dena Cantu  
Notary Public, State of Texas

RETURN TO: RICHARD T. HALTER  
8700 Crownhill Blvd., Suite 300  
San Antonio, Texas 78209

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STATE OF TEXAS  
COUNTY OF KENDALL

I hereby certify that this instrument was filed in File Number Sequence on the date and at the time stamped hereon and was duly recorded in the Official Records of Kendall County, Texas on:



MAY 2 2003  
DARLENE HERRIN, County Clerk  
Kendall County, Texas

By: Adm Deputy

Filed for Record in:  
Kendall County  
Darlene Herrin  
County Clerk

On: May 01, 2003 at 01:57P

Document Number: 00172160  
Total Fees: 27.00 pd.

Receipt Number - 52875  
By Deputy: Donna Stewart

This Document has been received by this Office for Recording into the Official Public Records. We do hereby swear that we do not discriminate due to Race, Creed, Color, Sex or National Origin.