

**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 Helm-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 9/DEER MEADOW ESTATES UNIT 1**  
**UNIT 10/DEER MEADOW ESTATES UNIT 2**

A. COVENANTS AND RESTRICTIONS

5. The Section A (5) (d) relating to chimneys is wholly replaced with the following new Section A (5) (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 exterior walls of structure on which it is located. Alternative materials may be considered by the Committee if the proposed material is of high quality and commensurate with a high class residential neighborhood.

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 boarded 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."

27. Section A (27) 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 construction or planting placed in these easements must not interfere with any facilities they have in these easements. 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 number of members serving on the Restriction Committee is currently 5 members. However, 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 1999 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.

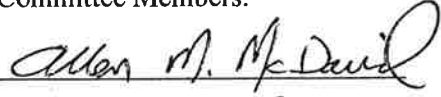

Now, therefore, pursuant to the Public Restrictions, the undersigned affirms the adopting of these amendments to the Public Restrictions effective from and after the date of the filing hereof with the Kendall County Real Property Records or its equivalent.


Witness my hand this 15 day of December, 2005.

Restrictions Committee/Architectural Review  
Committee, Kendall County, Units 9 & 10  
By:

  
Al Groves, Its Chairperson

Committee Members:

  
Robin John-More

State of Texas

\*  
\*

Before me, the undersigned authority on this day personally appeared Al Groves, Chairperson of the Restrictions Committee/Architectural Review Committee for Fair Oaks Ranch, Kendall County Units 9 and 10, 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 15 day of December, 2005.



*Diane Gordon*

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:

FAIR OAKS RANCH HOMEOWNERS ASSN., INC.  
7286 Dietz Elkhorn  
Fair Oaks Ranch, Texas 78015

*sig was* Filed for Record in:  
Kendall County  
Darlene Herrin  
County Clerk

On: Jan 06, 2006 at 02:04P

Document Number: 00204311  
Total Fees : 19.00

Receipt Number - 82971  
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.

MAR-25-02 MON 16:22

P.02/04  
00160108 Vol 724 Pg 283

**RALPH E. FAIR, INC. TO THE PUBLIC  
AMENDMENT TO THE RESTRICTIONS FOR  
FAIR OAKS RANCH KENDALL COUNTY UNIT 9  
(DEER MEADOW ESTATES UNIT 1)**

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 FAIR OAKS RANCH KENDALL COUNTY UNIT 9, know as DEER MEADOW ESTATES UNIT 1, FAIR OAKS RANCH, KENDALL COUNTY, TEXAS, described according to plat recorded in Volume 3, Pages 216-219, of Kendall County, Texas, comprising 88.56 acres, more or less, as replatted in Volume 4, Page 64, Plat Records of Kendall County, Texas, and said tract of land and premises being herein referred to as "the subdivision;" and

WHEREAS the restrictions for said DEER MEADOW ESTATES UNIT 1 are recorded in Volume 622, page 118, Official Records of Kendall County, Texas and

WHEREAS, the undersigned Restriction Committee, being nominees of Ralph E. Fair, Inc. as provided for in Paragraphs C(1) and (2) of said Restrictions, retains the right in furtherance of the uniform plan for the development of the subdivision as a high class residential subdivision to execute amendments to said restrictive covenants. The undersigned Restriction Committee does adopt the following amendment to Paragraphs A(6) and C(2) of said restrictions:

- A(6)** All main dwelling units (including patios) or other buildings constructed in such subdivision shall be set back at least 25 feet from the front property line of each lot in said Subdivision and shall be set back at least 10 feet from the side and 25 feet from the rear lot lines (with the exception of Lots 404R through 410R, where the rear setback line shall be 10 feet). 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 such subdivision must face on the street upon which such lot fronts, subject, however, to any variances thereto as may be granted in writing by the Restriction Committee hereinafter provided for.

(To be added as last sentence to first paragraph and first sentence of second paragraph):

- C(2)** The property owners to be appointed on or before July 1, 2005, to serve as a Restrictions Committee for such subdivision may consist of property owners residing in Deer Meadow Estates Units 1 or 2, or other Deer Meadows Estates Subdivisions, said Deer Meadows Estates Subdivisions

having the same or similar class residential subdivisions. Property owners in all Deer Meadows Estates Units shall be eligible to be named as members of the Restrictions Committee for all Deer Meadows Estates Units, and property owners in Deer Meadows Estates Unit 1 shall be eligible to be named, as members of the Restrictions Committee for all Deer Meadows Estates Units.

Notwithstanding the foregoing, however, it is expressly understood that at any time after July 1, 2010, the then owners of a majority of the lots in such 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 Restrictions Committee for such subdivisions, and any committee so appointed shall thereafter be vested with all the duties, powers, discretions and prerogatives of the original Restrictions Committee herein and provided for.

Executed to be effective the 26 day of March, 2002.

DEER MEADOWS ESTATES RESTRICTIONS COMMITTEE

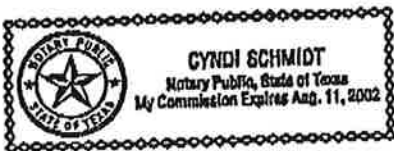
Richard F. Halter  
Richard F. Halter, Member

Robert J. Weiss, Jr.  
Robert J. Weiss, Jr., Member

Donald A. Smith  
Donald A. Smith, Member

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on the 26<sup>th</sup> day of March, 2002, by Richard F. Halter.



Cyndi Schmidt  
Notary Public, State of Texas

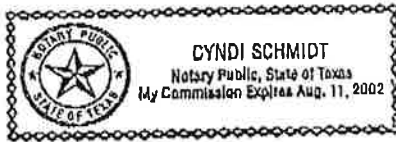


MAR-25-02 MON 16:22

00160108 Vol 724 Pg 285 P.04/04

STATE OF TEXAS §  
                                          §  
COUNTY OF BEXAR §

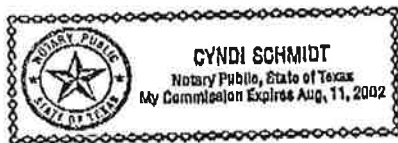
This instrument was acknowledged before me on the 26<sup>th</sup> day of March, 2002, by Robert J. Weiss, Jr.



Cyndi Schmidt  
Notary Public, State of Texas

STATE OF TEXAS §  
                                          §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 26<sup>th</sup> day of March, 2002, by Donald A. Smith.



Cyndi Schmidt  
Notary Public, State of Texas

\\Pat\MyFiles\RFH\Fair Oaks Amendment Unit 1-3-12-02

Return to:

**RICHARD F. HALTER**  
8700 Crownhill Blvd., Suite 300  
San Antonio, Texas 78209

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:

Filed for Record in:

Kendall County  
Darlene Herrin  
County Clerk

On: Mar 27, 2002 at 02:36P

Document Number: 00160108  
Total Fees : 13.00 *pd*

Receipt Number - 41849  
By Deputy: Paula Pfeiffer

MAR 28 2002



DARLENE HERRIN, County Clerk  
Kendall County, Texas

By: ASm 3 Deputy

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 1

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 9, known as DEER MEADOW ESTATES, FAIR OAKS RANCH, KENDALL COUNTY, TEXAS, described according to plat recorded in Volume 3, Pages 216-219, of Kendall County, Texas, comprising 88.56 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 such subdivision shall hereafter be used only for the construction of one single family residence or main dwelling unit thereon, including other appurtenant structures permitted under the terms hereof, with it being intended that except as set out below no commercial use of any such lots shall be permitted and, specifically, that no sign shall be placed on any such lot indicating a commercial use thereof, and that such 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 home is two stories, then the home will be considered as a two story home.

(2) All Lots in the subdivision shall be used for residential purposes. No residential building shall remain incomplete for more than nine (9) months after construction has commenced. Temporary use may be made of a house for builder's sales office, which shall be permitted until such house is sold, not to exceed twelve (12) months in total from time of completion, provided such use is approved in writing by the Restriction Committee. The Committee may give 30 day extension periods of this temporary use for valid reasons.

(3) Each Lot improved with a residence 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 dwelling units must be submitted to the Restriction Committee for approval before construction on any such units may begin, in accordance with the provisions contained in Paragraph "B" below, entitled "Plans and Specifications."

(b) All dwelling units hereafter constructed in such 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 thereof, with it being specifically here provided that no houses or other structures shall be moved onto any lot in such 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 buildings 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 wood siding 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 Committee will approve rough sawn cedar, fir or spruce wood siding; a sample of any other sidings must be submitted to the Restriction Committee for approval.

(c) Roofing shall be either slate, tile, metal with standing seams, or composition or fiberglass architectural dimensional 30 year manufacturer's design roofing.

(d) The exterior of all chimneys shall be 100% 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 Committee.

(6) All main dwelling units (including patios) or other buildings constructed in such subdivision shall be set back at least 25 feet from the front property line of each lot in such 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 such subdivision must face on the street upon which such lot fronts, subject however to any variances thereto as may be granted in writing by the Restriction Committee hereinafter provided for.

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

(8) No garage, storage building or temporary building shall be constructed

on any lot in such 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 to which it is appurtenant is constructed.

(9) No trailer house, motor home, tent, boat, recreational vehicle, travel trailer, any truck larger than a one ton pick-up, or wrecked, junked or wholly inoperable vehicle shall be kept, parked, stored, or maintained on any portion of the front yard in front of the building line of the permanent structure nor shall be kept, parked, stored or maintained on other portions of the Lot, unless they are in an enclosed structure or in a screened area which prevents the view thereof from adjacent Lots, and streets, for a period more than twenty-four (24) hours. No dismantling or assembling of an auto, trailer, motor home, tent, boat, recreational vehicle, travel trailer, any truck or other machinery or equipment shall be permitted in any driveway or yard adjacent to a street. On-street parking of any vehicle except visitor vehicles is prohibited.

(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 where said tank is located faces. Screening material 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 special security gate and fencing are approved by the Restriction Committee.

(b) Only fences constructed of quality materials and good workmanship shall be allowed. The fencing demonstrated in the subdivision entry area will be generally accepted.

(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 as demonstrated 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 will be permitted on any lot in such subdivision other than household pets, with it specifically understood that no livestock of any type, including pot bellied pigs, will be permitted on any part of said 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 said subdivision.

(15) No part or a portion of such subdivision shall be used as a junk yard or as an area for the accumulation of scrap or used materials and no part of such subdivision shall be used for any purpose that is obnoxious or offensive to the owners of other lots in such subdivision, nor shall anything be done in such subdivision that becomes an annoyance or nuisance to the owners of other lots in said 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 in Paragraph (b) herein, 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. Any resubdivision plat must be approved by the City of Fair Oaks Ranch Utility Board and Council.

(b) NO RESUBDIVISION OF ANY LOT FOR THE PURPOSE OF PROVIDING TWO HOMESITES WILL BE PERMITTED. Portions of a tract may be re-subdivided for the purpose of such portion becoming a part of an adjacent tract. In any event, no resulting tracts may be smaller than 0.5 acres.

(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) No professional, business or commercial activity to which the general public is invited shall be conducted on any lot.

(20) (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.

(21) The drilling of water wells on any lot is prohibited, except at designated easement locations owned by the City of Fair Oaks Ranch.

(22) 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.

(23) All driveways must be paved with concrete.

(24) 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.

(25) Ham radio antennas, outside television antennas or earth satellite stations ("dish antennas") or other similar high towers or antennas shall not be allowed on any lot without prior written approval of the Restriction Committee.

(26) 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.

(27) 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.

(28) 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 PROPERTY OWNER'S 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 SUCH 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 BEFORE CONSTRUCTION IS STARTED. 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, 2003 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 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 of which 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, but subject to the limitations hereinafter recited, to execute amendments to, including granting variances from and on, the aforerecited restrictive covenants and use limitations in such subdivision, 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 such subdivision. Such Restriction Committee shall also perform all of the other duties and obligations imposed upon them under the provisions hereof. On or before July 1, 2005, the undersigned, or its successors or assigns, will appoint five property owners in such subdivision to serve as the Restriction Committee for such subdivision from and after such date by instrument recorded in the Deed Records of Kendall County, Texas. Such Restriction Committee shall serve as such until their successors are duly elected as hereinafter provided. Such Restriction Committee, including any additional members thereof as hereinafter provided for, shall be vested with all of the duties, powers, prerogatives and discretions herein conferred upon the original Restriction Committee. Any vacancies in such Restriction Committee by death, resignation or otherwise (it being understood that the sale by any member of such committee of all of his property in such subdivision will be for purposes hereof construed as a resignation by him from such committee), will be filled by the remaining members of such 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, 2010, the then owners of a majority of the lots in such subdivision, 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 such subdivision and any committee so appointed 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 such subdivision. Any amendments to or variances from such limitations and restrictions made or granted by said committee pertaining to all of the lots in such subdivision may be made only by appropriate written instrument filed in the Deed Records of Kendall County, Texas.

D. 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 the property owners, and all lot owners agree to accept such membership and to perform and be bound by the obligations, terms and conditions of membership in such Homeowners Association in accordance with its duly provided charter, bylaws and resolutions. Also, in addition to the Fair Oaks Homeowners Association, a Deer Meadows Estates Homeowners Association will be formed to provide specific services to all Deer Meadows Estates units, and each property owner shall be and shall become members of that association and shall be governed by its Articles of Incorporation and Bylaws.

E. DURATION AND AMENDMENT

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, which remedy however, shall not be exclusive and the undersigned, the Restriction Committee or any other person or persons owning property in said subdivision injured by virtue of the breach of the restrictions and use limitations herein provided for on said subdivision shall accordingly have their remedy for the damages suffered by them as a result of any breach, and in connection therewith it is understood that 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 said subdivision have been injured thereby. It is further expressly understood 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.

It is understood that 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; and that 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 17 day of November, 1999.

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 17th day of November, 1999, by Robert J. Weiss, Jr., President of Ralph E. Fair, Inc., a Delaware corporation, on behalf of said corporation.

Betty R. Cook  
Notary Public, State of Texas



RETURN TO:

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RICHARD F. HAMER  
7020 N.E. LOOP 410, SUITE 610  
SAN ANTONIO, TEXAS 78209