

**EXHIBIT A
RESTRICTIONS AND RESERVATIONS**

Whereas, the undersigned are the owners of the following described real property tracts 1, 2, 3, 4, and 5. Being 54.49 acres of land, more or less, and furthermore described as the plat of survey and division of Burnett Hill, in the Richard Farris Survey A-205 and Azra Webb Survey, A-608 Walker County, TX. Tract 6 is reserved for a commercial tract.

For the purpose of enhancing and protecting the value, attractiveness, and desirability of said land the undersigned owners, Larry G. Woods & Cynthia D. Allbright hereby declare that all or any portion of the above described property shall be held, sold, and conveyed only subject to the following restrictions and reservations.

I. All tracts can have two family dwellings, built on site and contain a living area of not less than 1200 square feet in a single story structure and 1600 square feet in a two-story structure. If such building is set on block or pier, it shall be skirted attractively with wood, brick or stone. Only one doublewide HUD-code manufactured home of a minimum of 1200 square feet of living area per lot. Not older than eight years of age.

II. Travel trailers and motor homes may be kept on the property but not used as a residence. No structure of temporary character, tent, shack, garage or other outbuilding shall be used at any time as a residence. All houses must be completed within one year after the beginning of construction.

III. Buildings, including but not limited to, two family dwellings, garages, barns, and sheds shall be located at least 100 back from the front property line and at least 25 feet away from both side and back property lines.

IV. No rubbish, garbage, manure, debris, or other waste material shall be kept or permitted on any portions of the property except in sanitary containers located in appropriate areas concealed from public view.

V. No abandoned or inoperable automobiles, equipment, boats, etc. shall be permitted to remain on the property that would devalue or be a nuisance to the surrounding property owners. Specifically, the property may never be used as a trash dump, auto or equipment salvage yard, or shooting range. Any business structure must be located to the rear of the residence. No signs larger than a 4 foot x 8 foot structure may be placed upon the property advertising any business.

VII. Animals and livestock shall be permissible in so long as their quarters are maintained in a clean, well-kept manner. No swine, goats, sheep, or fowl may ever be kept on the property in commercial quantities. No animals may be maintained on the property in a manner that would be deemed a nuisance to or depreciate the value of the surrounding property.

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Invalidation of any one of these restrictions or reservations by judgment or court order shall in no way effect any other provisions, which shall remain in full force and effect.

The restrictions and reservations contained in this declaration shall be enforceable by the undersigned or the owner or owners of any portion of said property or their legal representatives, heirs, successors, or assigns. Failure by the undersigned or any other property owner to enforce any restriction or charge shall in no event be deemed a waiver of the right to do so hereafter. Enforcement of the restrictions contained herein may be had at law or in equity against any person or entity violating or attempting to violate any restriction or reservation.

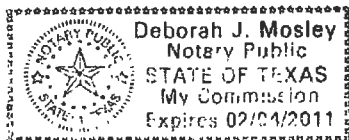
The restrictions and reservations shall run with the land, and shall be binding on all persons having record title to the property, their heirs, successors, and assigns, and all persons or parties claiming under it for a period of twenty-five (25) years, beginning in January 2010. After which time said restrictions and reservations shall be automatically extended for a period of ten (10) years unless an agreement to amend or change said restrictions and reservations is executed by a majority of the owners of the property. Any and all amendments and or changes must be of record in the Official Public Records of Walker County, Texas.

Larry G. Woods

Cynthia D. Allbright

BEFORE ME, the undersigned authority on this day personally appeared LARRY G. WOODS and CYNTHIA D. ALLBRIGHT known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

EXECUTED this the 7th day of May, 2010



Deborah J. Mosley
Notary Public, State of Texas

James Patton, County Clerk
Walker County

RETURN TO:
N. Koss Carrie + Dawn Carrie
556 FM 3179
Huntsville, TX 77340

STATE OF TEXAS
COUNTY OF WALKER
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Walker County
as stamped hereon by me.
May 07, 2010

Filed for Record in:
Walker County
On: May 07, 2010 at 03:47P
As a
Recordings
Document Number: 00002757
Amount: 27.00
Receipt Number - 44727
By: Jeanne Brown