



SUBDIVISION RESTRICTIONS

Sections A, D, E, F, G, H & I
Holiday Villages of Fork Subdivision

1. There shall be established an Architectural Review Authority composed of a minimum of three(3) members appointed by the undersigned (and/or by designees of the undersigned, from time to time) the Board of Directors to protect the owners of lots hereunder against such improper use of lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials; to obtain harmonious architectural schemes; to insure the highest and best development of said property; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and, in general, to provide adequately for a high type of quality of improvements in said property; and thereby to enhance the value of investments made by purchasers of lots therein. Members of the Architectural Review Authority shall serve a 1 year term and shall be appointed by the Board of Directors at the Annual Membership meeting each year. Architectural Review Authority members may serve upon being reappointed each year up to a limit of 7 years(This change establishes that the ARA is now appointed by the Board Of Directors rather than the developer, and it establishes their term as officers)

2. Subject to the provisions of numbered paragraphs 8 and 9 hereof, all lots hereunder are restricted to use for single family residential purposes only, and no building shall be erected or maintained thereon other than a private residence (minimum floor area of 750 square feet), a tool storage building (minimum floor area of 30 square feet and maximum floor area equal to 25% of the floor area of the residence erected or maintained on such lot), a private garage and a private boathouse for the sole use of the purchaser of such lot. ~~There shall be permitted, on any lot hereunder, a private residential structure (minimum floor area of 100 square feet) if used in conjunction with a HUD code manufactured home or modular home.~~ The minimum floor area requirements stated hereinabove are exclusive of porches, stoops, open or closed carports, patios and garages. No lot hereunder may be used as a residence or for permanent dwelling use unless a residential structure complying with these restrictions has been placed or constructed on such lot and unless such structure has been connected to water

sewage disposal facilities complying with all provisions, rules, regulations and requirements of governmental bodies and agencies having jurisdiction. **(This change eliminates the second occupied structure on a lot. The addition of water to utility hook up means there must be both water and sewer are required to occupy a residence)**

3. Subject to the provisions of numbered paragraphs 8 and 9 hereof, (i) no used existing building or structure of any kind and no part of a used existing building or structure shall be moved onto, placed on, or permitted to remain on any lot; **except that buildings, fences and structures approved by the Architectural Review Authority previously, may be relocated within the subdivision. (This clause establishes that used structures already in the subdivision may be moved on to another lot with approval)** (ii) all construction must be of new material, except stone, brick, inside structural material, or other materials used for antique decorative effect if such use is approved in writing by the Architectural Review Authority, and (iii) no tar paper type roof or siding materials will be used on any structure, and no sheet metal type of roof, **except those designed specifically for roofing and siding (allowing for the use of corrugated metal roofing, separating the distinction with sheet metal)** or siding materials will be used without written approval of the Architectural Review Authority on any structure, and (iv) the exterior of any building (excluding roof, glass and masonry) must be painted or stained. All buildings and structures shall be completely underpinned and under skirted with no piers or pilings exposed to view ~~except as approved by the Architectural Review Authority.~~ **(eliminates ARA authority to allow a structure with no underpinning)** No natural drainage shall be altered, nor shall any drainage ditch, culvert, or drainage structure of any kind be installed or altered, nor shall any driveway, curb or other such impediment to the free flow of water be installed or altered, without prior written consent of the undersigned or the Architectural Review Authority. Culverts for drive - ways on lots shall be a minimum of twenty feet (20') in length, a minimum of fifteen inches (15") in diameter and may be made of any material approved for use for this purpose by Wood County. **And accepted by the Architectural Review Authority. Culverts and driveways shall be considered a permanent improvement even when placed on an adjacent easement or right of way. Culverts place in the ditch are the responsibility of property owner and use of the ditch area is a limited easement for driveway access to the property. (Establishes that driveways and culverts are allowed, by permit, to be installed on easement and right of way.)**

4. No building, fence, or other structure or improvements shall be erected, placed or altered on any lot until two copies of the construction plans and specifications (including specifications of all exterior and roofing materials, color of paint or stain, a plan showing the proposed location of the structure and such other matters as such Committee may reasonably request) have been submitted to and approved in writing by the Architectural Review Authority in all respects, including, but not limited to, harmony of external design with existing structures and location with respect to topography and finish grade elevation. The Architectural Review Authority is authorized to charge a one-time permit fee for approval of plans and specifications. Such fee shall be payable to HV of Fork Owners Association, and the amount of the fee shall be set by the Board of Directors of such Association; provided, that such fee shall not exceed the greater of (i) ~~one fourth of one~~ **4/10ths of one percent** of the cost of the improvements for which approval is being sought, or (ii) **\$40 whichever is greater. (allows a fixed increase in the charges for building permits)** If such construction, placement or alteration is not commenced within eight (8) months of such approval, the approval shall be null and void unless an extension is granted in writing.—No building exceeding two (2) stories in height shall be erected or placed on any lot except as approved by the Architectural Control Committee.

5. Subject to and without impairment of the easements reserved or granted in these restrictions and all rights or easements held by the undersigned or others, fences shall be permitted to extend to the boundary lines of all lots and/or tracts hereunder, except fences shall not be permitted along or within ten (10) feet of any front boundary line of any lot or tract hereunder; provided, that the undersigned may in its sole discretion grant a variance on a case-by-case basis. All fence types shall be of material approved by the Architectural Review Authority. (Changes old rule restricting fences to chain link or wood and now lets the ARA latitude to allow other fence materials and designs)

No building, HUD-code manufactured home, modular home or structure other than a fence shall be located or permitted to remain on or over any of the utility easement areas reserved or granted in these restrictions.

6. No animals or birds, hooved animals, poultry other than common household pets, shall be kept on any lot. Dogs shall be permitted only if continuously under the control of the owner constrained by leash or within a fenced area. No more than a reasonable number of household pets may be kept on any lot. Reasonable number of pets shall be defined as 3 dogs or 3 cats, exclusive of unweaned offspring and certified service animals. No pets or animals may be kept or maintained for any commercial purpose, except licensed breeders that are in compliance with rules and policies as set by the Board of Directors. (The restriction as written in 1999 states "reasonable number" the hope is to establish a real number in this clause rather than have a subjective statement that can change on a whim) The discharge of firearms on the lots hereunder is prohibited within the subdivision, except as may be required for public/personal safety and or the control of varmints and dangerous animals. (Changes the wording to comply with state statutes regarding firearm use in a restricted subdivision)

8. Subject to the remaining provisions of this paragraph, no shack or any outbuilding (other than a private boathouse, garage, or storage building complying with these restrictions) shall be erected or placed on any lot, and no boathouse, garage or storage building erected on any lot shall at any time be used as a dwelling, temporarily or permanently. Camping shall be permitted on all lots hereunder but shall be limited to the use of recreational vehicles (including pickup campers, cabover campers, camping trailers, van conversions, fifth-wheel trailers, motor homes, mini-motor homes and travel trailers), tents, and other camping shelter, which shall be of good appearance and in good repair and subject to the approval of the Architectural Review Authority. Good repair shall include but not be limited to properly maintained siding, roofs and windows. (Creating a guide to what is expected in order to get an annual permit, and relieving the subjective reviews of recreational vehicles within the subdivision) No recreational vehicle may be placed or permitted to remain on any lot hereunder unless it is covered by a valid permit issued by the Architectural Review Authority, prior to entry into the subdivision. * Will allow for preapproval and eliminate the use of an rv for 2 weeks without a permit. Allowing for easier court removal of unapproved rv's) Such Authority is authorized to charge an annual fee of \$10 per year as set by the Board of Directors for the issuance and renewal of a permit, which shall be payable to HV of Fork Owners Association. (Allow the Board of Directors to adjust the temporary camper permit fee as needed to cover the cost of administering the program.) No fee may be required for tents and similar types of temporary camping shelters. Tents and similar types of temporary camping equipment cannot be left on a lot unattended for more than twenty-four (24) consecutive hours. Pickup campers or cabover campers are prohibited on the lots hereunder unless affixed to the vehicle for which they are designed. Converted buses may not be placed and may not remain on any lot hereunder. HUD-code manufactured homes and modular homes may be placed and used on all lots hereunder only if a permit for same has been issued pursuant to numbered paragraph 4 hereof by, and prior written

approval of same has been granted by, the Architectural Review Authority. The Architectural Review Authority requirements are: (a) that the HUD-code manufactured home or modular home shall be no more than approximately five (5) years old at the time it is placed on the property; have a minimum ~~floor area~~ living space serviced by heating and/or cooling, (This was written to give definition to livable size of a home according to the real estate industry) of 750 square feet; be in good repair and of attractive design and appearance; under skirted with materials approved by the Architectural Review Authority; and securely anchored in accordance with the minimum requirements of the State of Texas, and that such home must be lawfully connected to water, and sewage disposal facilities complying with all provisions, rules, regulations and requirements of all governmental bodies and agencies having jurisdiction prior to occupancy. Nothing in this paragraph prohibits the construction of a residence on lots referred to herein provided other paragraphs hereof are complied with. Not more than one residence or HUD-code manufactured home or modular home may be constructed and/or placed on any one lot. No more than 2 recreational vehicles may be placed on one lot. (A limit needed to be put in to effect to prevent overcrowding of lots with rv's and to end some of the "communes" that were showing up) Mobile homes which are not HUD-code manufactured homes shall not be placed or permitted to remain on any lot hereunder.

9. Perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, over, under and across all land (i) along and within ten (10) feet of the front boundary lines of all lots and/or tracts hereunder, (ii) along and within five (5) feet of all other boundary lines of all lots and/or tracts hereunder, and (iii) in the streets, alleys, boulevards, lanes and roads of the subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation or maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner or purchaser of the lot, except for those improvements for which an authority or utility company is responsible. Utility companies and their employees and agents shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including, but not limited to, the free right of ingress to and egress from said right-of-way and easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the installation, maintenance or operation of such utilities. The easement rights herein reserved include the privilege of anchoring any support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision. All such easements are reserved for the use and benefit of all utility companies serving or to serve the property hereunder for the construction, operation and perpetual maintenance of conduits, poles, wires and fixtures for electric lines, gas lines, telephone lines, water lines, sanitary and storm sewers, television cables, road drains and other public and quasi-public utilities.

9a. ASSOCIATION'S ACCESS EASEMENT. Each Owner grants to the Association, the Board, and the ARA the right to access, repair and maintain all facilities and improvements within any wall, entry, fence, landscape or other similar easement as recorded on any Plat. Furthermore, the Association and the ARA are granted an easement of access and entry to every utility easement and common area to perform and to enforce architectural and use restrictions, to respond to emergencies, and to perform any other duties required by the Governing Documents. (This paragraph refers strictly to access to easements and barriers or enclosures that may be on the easement, allowing for repair or improvement. Particularly where drainage runs through an easement. This does not mean the officers or staff are going to arbitrarily enter any ones property for any reason)

9b. DRAINAGE EASEMENT. By acquisition of a Lot, each Owner hereby grants, creates and

conveys unto the Association, the other adjacent Owners a perpetual Drainage Easement over, through, under and across the Owner's Lot for the purpose of permitting runoff and/or storm water to drain from other adjacent lots over, through, under and across the Owner's Lot(s). Without limiting the foregoing, in order to facilitate drainage from the property subject to the declaration, each Owner hereby agrees that the Association, or the Association employees, as the case may be, shall have the right to enter onto the Owner's Lot at any time to (i) prevent possible interference with the Drainage Easement and to remove possible hazards from the Drainage Easement area, (ii) prevent the construction or placement of any building, structure or other obstruction with the Drainage Easement area which may endanger or interfere with the efficient and convenient use of the Drainage Easement, **(This part of the paragraph deals with flooding across properties, in particular where water isn't flowing during a storm, no clause was entered her that said notice would be given, because this would only occur during emergencies where flow is blocked.)** (iii) grade, improve, construct, reconstruct, repair and perpetually maintain swales within the Drainage Easement area, and (iv) or re-grade portions of the Drainage Easement area necessary or appropriate to permit drainage as generally described herein or as approved or required by appropriate governmental authorities. Notwithstanding any of the foregoing rights of the Association, each Owner hereby agrees to maintain the Drainage Easement area at such Owner's sole cost and expense. If any structures or other obstructions are constructed, created or placed by any owner within the Drainage Easement area without the prior written consent of the Association, the Association shall have the right to remove such structure or obstruction at the sole cost of such Owner. **(This second half of the paragraph deals with regular maintenance of drainage across properties and would only be done after notice to the owner. This part of the paragraph also establishes that if a structure is built without ARA approval and it the structure threatens drainage area then the can be removed. Although not stated here such a removal does require court action per Texas Administrative Code and a court injunction is required when a structure is involved.)**

The undersigned and/or its designees may, on any lot and/or lots then owned by it, construct, maintain, use and allow to be used by others, parks, swimming pools, boat ramps, fishing piers, playgrounds, community center buildings, multi-family housing, and other recreational and/or community facilities, campsites, camping pads, and restrooms, sales offices, water plants and sewage treatment plants and related pumping, storage, operation and maintenance facilities, as well as lots for the excavation and/or storage of road construction and/or maintenance materials, and the like, or any other purpose that the undersigned may deem necessary, and numbered paragraphs 1, 2, 3, 4, 5, 6, 7, 8, 11 and 12 hereof shall not apply thereto.

10. No outside toilet or privy shall be erected or maintained on any lot hereunder. The materials installed in, and the means and method of assembly of, all sanitary plumbing shall conform with the requirements of the State of Texas and the local authorities having jurisdiction. No sewage nor effluent shall be disposed of upon, in, nor under any lot hereunder except into waste disposal facilities complying with all provisions, rules, regulations and requirements of all governmental bodies and agencies having jurisdiction. ~~Not more than one dwelling may be served by a single water connection.~~ **All occupied dwellings shall be connected to both water and sewer during times of occupancy. RV's and camping units occupied more than 21 days per month (continuous or cumulative) shall be required to comply with this restriction. (This is an additional notice about being hooked to both sewer and water to occupy a dwelling or rv. This also establishes that if an rv is occupied more than 21 days a month it must be serviced by sewer hookup and freshwater rather than relying on a portable dumping system. Please refer to Texas Administrative code Title 30 Part 1 Chapter 210 subpart F regarding disposal of graywater.)**

11. Any building, structure or improvement commenced upon any lot shall be completed as to exterior finish and appearance within six (6) months from the commencement date. Each HUD-code manufactured 'home and modular home shall be underpinned within sixty (60) days after the date the home is placed on the property. No lot or portion of any lot shall be used as a dumping ground for rubbish, refuse or trash as defined by Title 5 Chapter 343 Texas Statutes , (added to give legal definition to trash and rubbish.) nor for storage of items or materials (except during construction of a building), and all lots shall be kept clean and free of any boxes, rubbish, trash or other debris and inoperative cars, vans or buses. The placement of junked, abandoned, wrecked, or non-operating items of any kind such as motor vehicles, boats, or other equipment or materials shall not be permitted on any lot in the subdivision. (Non running vehicles have always been prohibited, but due to arbitrarily written restriction, other vehicles and nonfunctioning boats was not included. This gives meaning to non-running anything)

No noxious, offensive, undesirable, unlawful or immoral activity shall be conducted on any lot, nor shall anything be done or permitted to be done thereon which may be or become a nuisance or annoyance to the owners of adjacent lots or to the Subdivision as a whole. Any determination by the Compliance officer, the Architectural Review Authority or the Board of Directors that an activity is noxious, offensive, undesirable or immoral shall be final and binding on all parties. (Although written to give some teeth to nuisances this paragraph also includes many categories of nuisances.) Grass and weeds may not exceed ~~twelve~~ 7 inches in height (Bahia grass exempted).(changes tall grass from 12 inches to 7 inches and states Bahia grass is exempt from height rule) Refrigerators and other large appliances shall not be placed outdoors in exposed areas. The undersigned, their duly appointed representatives and/or their employees shall have the right to enter the property where a violation exists under any provision of these Subdivision Restrictions and remove the incomplete structure or other item(s), including but not limited to all items described herein, which constitutes the violation at the expense of the offending party. "In the event of default on the part of the Owner or Occupant of any Lot in observing the above requirements or any other maintenance requirement imposed by this Declaration, such default continuing after the Association has served ten (10) days written notice thereof, which notice shall be placed in the U.S. Mail without the requirement of certification, then the Association, by and through its duly authorized agent may, without liability to the Owner or Occupant in trespass or otherwise, enter upon said Lot and cut the weeds and grass, edge the lawn around the curb, cause to be removed garbage, trash, and rubbish or do any other thing necessary to secure compliance with this Declaration so as to place said lot in a neat, attractive, healthful and sanitary conditions. The Association may charge the Owner or Occupant of such Lot and the cost of such work shall become a part of the assessment payable by said Owners and payment thereof shall be secured by the lien herein retained."(Explains that no property will be entered onto without proper warning of 10 days sent to the property owner. This answers the trespassing laws. And gives the Association a way to cleanup violations.)

"If notice and an opportunity to be heard are given as provided by law, the Association is authorized to impose reasonable fines for violations of the provisions of this Declaration, the Builder Guidelines or any Rules and Regulations adopted by the Association or the Architectural Review Committee pursuant to any authority conferred by either of them by the provisions of this Declaration and to collect reimbursement of actual attorney's fees and other reasonable costs incurred by it relating to violations of the provisions of such documents. Such fines, fees and costs will be added to the Owner's assessment account, secured by the lien and collected in the manner provided in this Declaration."

"This Declaration shall run with the Subdivision and shall be binding upon and inure to the benefit of and be enforceable by the Association and each Owner of a Lot in the Subdivision, or any portion thereof, and their respective heirs, legal representatives, successors and assigns. In the event any action to enforce this Declaration is initiated against an Owner or occupant of a Lot by the Association, the Association or other Owner, as the case may be, shall be entitled to the recovery of

attorney's fees from the Owner or occupant of the Lot which violated this Declaration." (Giving legal notice that violations that result in costs to the Association or lead to court action shall have such costs assessed against the property. Those costs as well as these Declarations run with the property so if the property is sold the new owner assumes all assessments owed on the property)

12. Subject to the provisions of numbered paragraph 13 hereof, as to each lot hereunder (other than any lots excluded from the provisions of this paragraph pursuant to numbered paragraph 9 hereof), an assessment is hereby made of (i) ~~\$52.00~~ per month with respect to the total of lots, ~~the owner of which owns one or two lots in Holiday Villages of Fork Subdivision,~~ (ii) ~~the owner of which owns three lots in Holiday Villages of Fork Subdivision,~~ and (iii) ~~\$24.00~~ per month with respect to the total of lots, ~~the owner of which owns four or more lots in Holiday Villages of Fork Subdivision;~~ the word "owner," as used in this sentence, shall include also a purchaser of a lot in Holiday Villages of Fork Subdivision. Each owner and each purchaser of property in this subdivision shall be a member of HV of Fork Owners Association; provided, however, that the Developer may in its discretion resign its membership at any time **provided the Developer has no holdings or lease holdings within the subdivision. (Breaks the exemption given the developer during the development stage and provides as long as the developer holds any property within the subdivision he/they shall remain a member of the Association.)** An assessed impact fee shall apply to all structures and recreational vehicles or recreational vehicle parking areas intended for rental purposes as well as any separate residence used for any tenancy, independent of any fees collected by the property owner. This fee shall apply even if said structure is on the same lot as primary residence of property owner and shall apply to each and every recreational vehicle that is connected to utilities. In cases of recreational vehicles use of electricity alone to maintain batteries will not constitute full time use, hookup of electric and water or sewer shall be prima facie evidence of residential use. Such assessed impact fee is required to offset costs associated with additional use loads on infrastructure as well as amenities. Failure to keep the monthly impact fee current by the resident non-member or property owner shall be grounds for restriction from the previously stated amenities. Such restriction would include the property owner's right to use the amenities as well. **(Sets the Bylaws and the Deed Restrictions in sync and gives definition of properties that are affected by the impact fees.)**

(A) At any time and from time to time, HV of Fork Owners Association (a Texas non-profit corporation) may elect, by majority vote of the entire Board of Directors plus a majority of votes cast at a meeting of the members of said Association duly convened, to increase such assessments, provided that prior written notice is mailed to each member of said Association (at the most recent address shown for such member on the records of said Association) stating either the exact amount or the maximum amount of such increase to be voted on at such meeting. Beginning after January 1, 2005, the Board of Directors of HV of Fork Owners Association may elect by a majority vote of the entire Board to increase such assessments a maximum of two (2) percent per year **or an amount equal to inflation rate as published via the CPI whichever is greater (This change allows the Board of Directors to make adjustments to the monthly assessments in a manor that will keep up with inflation, without major increases in the assessments,)** cumulative, since the later of the following dates: (i) the effective date of the most recent increase (if any) approved by the members of such Association, or (ii) January 1, 1999. Said assessment shall accrue from the earlier of the date of the agreement for deed from the Developer as seller to a purchaser or of the conveyance by the Developer

as grantor. Such assessment shall be and is hereby secured by a lien on each lot hereunder, respectively, and shall be payable to HV of Fork Owners Association, its successors and assigns, the owner of said assessment funds, on January 1 of each year commencing in 1999, on which date in the year 1999 and in successive years said assessment lien shall conclusively be deemed to have attached. Such assessment shall be payable monthly, quarterly, semi-annually or annually, either in arrears or in advance, as determined from time to time by the Board of Directors of HV of Fork Owners Association, except that such assessment shall never be payable more than twelve (12) months in advance. In the event such assessment is made payable in advance and except as otherwise required by law, there shall be no refund of paid but unaccrued assessments on account of any cancellation or repossession of a purchase contract or any transfer of an owner's or purchaser's interest in a lot. If any such assessment is not paid in full by the thirtieth (30th) day following the due date thereof, the unpaid amount of such assessment shall bear interest from such thirtieth (30th) day at the rate of eighteen percent (18%) per annum until paid. The assessment lien described hereinabove shall secure payment of past-due unpaid assessments and any interest thereon plus any expenses incurred in attempting to collect same, including, without being limited to, reasonable attorneys' fees.

13. The assessments described in numbered paragraph 12 hereof may be used for the construction, reconstruction, improvement and maintenance of roads and streets, swimming pools, parks, boat ramps, piers, playgrounds, cabanas, community buildings and other improvements in Holiday Villages of Fork Subdivision, for the purchase and rental of land and other property and facilities by HV of Fork Owners Association, for security guards, for central garbage disposal containers at Holiday Villages of Fork Subdivision, for insurance and/or bond coverage related to any such improvements, facilities, guards or personnel, for the payment of property and other taxes, for the payment of utility costs and maintenance expenses in Sections B and C of Holiday Villages of Fork Subdivision and other areas designated by the Developer for periodic camping use, for the repayment of any advances which may be made by the Developer or financial institution (inserted to show that the Board of Directors may need to repay loans obtained on behalf of the Association, and this also covers the fact that the developer no longer makes financial contributions to the Association.) to cover the cost and expense of any of such purposes and uses, and for any other uses approved by the Board of Directors of HV of Fork Owners Association. The use and benefit of the above described improvements and facilities shall be restricted to the members of HV of Fork Owners Association, their families and authorized guests, owners and purchasers of undivided interests in Sections B and C of Holiday Villages of Fork Subdivision and other areas designated by the Developer for periodic camping use, and other persons and classes of persons designated by the Developer; provided, however, that the owner or purchaser of a lot or lots in Holiday Villages of Fork Subdivision may assign the right to use such improvements and facilities to a person who is a lessee or renter of such lot or lots, in which case such owner or purchaser shall cease to hold the right to use such improvements and facilities as an owner or purchaser of such lot or lots. Such assignment shall not be effective unless the owner or purchaser gives written notice thereof to such Owners Association. Any such assignment may be revoked by such owner or purchaser at any time by written notice to such Owners Association. Notwithstanding any such assignment, the owner or purchaser shall retain the right to cast votes as a member of such Owners Association, subject to all provisions of the By-Laws of such Association. "Holiday Villages of Fork Subdivision," as such term is used in these Subdivision Restrictions, shall include the property covered by these Subdivision Restrictions and all other property in Wood County, Texas, which may have heretofore or may hereafter be subdivided, platted and/or designated by the Developer as a portion of Holiday Villages of Fork Subdivision. (This demonstrates that since the developer has

sold out, and the developer rights have been diminished by completion of the intended community, the developer can no longer increase the size or scope of the subdivision. The number of lots and land size of the subdivision will be unchanged from this point on.) The lien securing such assessments shall not be junior and subordinate to any lien which may be placed on an lot or any portion of any lot as security for any interim construction loan and/or any permanent loan for financing improvements on said lot, and/or any purchase money loan for any lot on which a dwelling or building complying with these restrictions has theretofore been constructed, except any lien held by the Developer or by which a variance shall have been granted by the Association. Aforementioned variance process shall require that loan originators must agree to establish an escrow or other means to guarantee that the assessment on the financed lots will be paid to the Association. (This change means that steps are taken to insure that the Association collects all assessments even if a bank or mortgage company forecloses on a property. Currently if there is a foreclosure the assessments due on the property are dissolved by virtue of the sale on the courthouse steps. We are trying to insure that your money gets collected either by a guaranteed system with the lender or by giving the Association the superior lien and first collection after a sale at foreclosure.) Assessments against lots owned by the Developer shall accrue, and liens securing same may attach, only during such times as a contract to purchase said lots is then in force and no assessment shall be made against the Developer nor against then unsold lots owned by it at any time (whether or not such lots have been previously sold and the contract cancelled or otherwise terminated). At any time, as to any lot then owned by the Developer not covered by a contract with the Developer then in force to sell or reserve for sale such lot, any then accrued but unpaid assessments under this paragraph against such lot shall thereupon be automatically cancelled.

14. No lot which is under a contract of sale then in force, with the Developer being the seller thereunder, may be subdivided without the consent of the Developer, which consent may be granted or withheld at the sole discretion of the Developer. No lot or any part of a lot shall be used for a street, access road or public thoroughfare without the prior written consent of the Developer. Association (This simply removes another part of the developer controls)

15. No water well shall be permitted on any lot hereunder except on such lots as may be hereafter specifically designated in writing by the Developer and/or by any other party authorized by the Developer to so designate such excepted lots.

15(a) No oil or gas drilling, exploration or development operations, oil or gas refining or treatment, quarrying or mining operations of any kind shall be permitted on a lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any lot. No derrick or other structure designed for use in boring for oil, natural gas or other minerals shall be erected, maintained or permitted on any lot. (This statement will protect the subdivision from unsightly drilling and mining equipment being placed on lots within the subdivision and is added as a separate paragraph to comply with the developers wish to have the original paragraph unchanged. Since mineral rights are held by another entity this is intended to protect the appearance and values of the subdivision.)

16. Subject to the provisions of the last sentence of this paragraph, if any person or entity, as defined hereinafter, whether or not lawfully in possession of any real property here- under, shall either (i) violate or attempt to violate any restriction or provision herein or (ii) suffer to be violated (with respect to the real property in which such person or entity has rights other than the rights granted by this sentence) any restriction or provision herein, it shall be lawful for Wood County, HV of Fork Owners Association and/or any person or entity, as defined herein- after, possessing rights with respect to any real property hereunder, to prosecute any proceedings at law or in

equity against any such person or entity violating, attempting to violate and/or suffering to be violated any restriction or provision herein to (i) prevent such violation, (ii) recover damages or other dues for such violation, and (iii) recover court costs and reasonable attorney's fees incurred in such proceedings. "Person or entity," as used in the immediately preceding sentence hereof, shall include, but shall not be limited to, all owners and purchasers of any real property hereunder, as well as all heirs, devisees, assignees, legal representatives and other persons or entities who acquire any of the rights (with respect to the real property hereunder) of the owner or purchaser of any real property hereunder. Notwithstanding any other provisions hereof, the Developer shall neither be liable nor be subject to any proceeding at law or in equity on account of any violation or attempted violation of any restriction or provision herein which occurs during such time as there is in force a contract to purchase the property where such violation or attempted violation takes place. Except that the Developer shall be responsible for violations and the cure of such violations at any time that the Developer holds rights to a lot or property either prior to sale or upon repossession of a lot or property within the subdivision. (Currently the developer cannot be held responsible for the condition of a lot he/they might own or that he/they might hold by repossession. This is intended to assure that the developer will comply with all of the restrictions set down and can be held responsible if he/they do not clean up lots that are under their control.)

(B) Afore mentioned HV of Fork Owners Association shall operate under the direction of its duly elected Board of Directors. Such Board of Directors shall direct the affairs and management of the Association shall be conducted by a Board of Directors consisting of five (5) directors. Said board shall have full power and authority to carry out the purposes of the Association and to do any and all lawful acts necessary or proper thereto,

Including but not limited to:

(I) providing an annual proposed budget to the membership

(II) Adopt and publish rules, regulations, policies governing all areas of the subdivision, including but not limited to the personal conduct of the members and their guests thereon, and to establish penalties or fines for infractions thereof;

(III) Exercise for the Association all powers, duties, and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the By Laws or the Articles of Incorporation or the Restrictions of the Subdivision; (This entire paragraph is a repeat of the bylaws except that this paragraph does allow the Board of Directors to set a fine schedule for violations and that will give the Association a method of enforcement that has been lacking since the Association assumed responsibility. Being able to set a fine schedule means enforcing violations that are otherwise scoffed at because there is no penalty. Other than that this paragraph sets the deed restrictions and the bylaws in sync.)

17. Neither the Developer, nor the directors, officers or representatives of the Developer, nor the Architectural Review Authority nor the members of said Committee, nor the directors nor officers of HV of Fork Owners Association, shall have any liability or responsibility at law nor

in equity on account of the enforcement of, or on account of the failure to enforce, these restrictions.

17(a) SECURITY. The Association may, but is not obligated to, maintain or support certain activities within the Property designed, either directly or indirectly, to improve safety in or on the Property. Each owner and resident acknowledges and agrees, for himself and his guests, the Association, and its directors, officers, committees, agents, and employees are not providers, insurers, or guarantors of security within the Property. Each owner and resident acknowledges and accepts his sole responsibility to provide security for his own person and property, and assumes all risks for loss or damage to same. Each owner and resident further acknowledges that the Association, and its directors, officers, committees, agents, and employees have made no representations or warranties, nor has the owner or resident relied on any representation or warranty, express or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any fire, burglar, and/or intrusion systems recommended or installed, or any security measures undertaken within the Property. Each owner and resident does acknowledge and agrees that the Association, and its directors, officers, committees, agents, and employees may not be held liable for any loss or damage. **(The point of this paragraph is to protect your Association from any promises, guarantees or statements made by a realtor, sales person or even another property owner making a sale. It is legal jargon but is meant to establish that every buyer should be aware we have no security force, no local fire protection and there is no mediation offered for neighbor disputes that are not the result of a violation of the deed restrictions.)**

DRAINAGE. No person may interfere with the established drainage pattern over any part of the Property unless an adequate alternative provision for proper drainage has been approved by the ARA and/or the Board. Further, each owner covenants to honor any drainage easement affecting his Lot, as shown on the plat or as required by any master drainage plan enacted by the Association. Specifically, each owner agrees (1) to maintain the integrity of the drainage design of his lot by not filling or altering drainage swales that are constructed on the lot as required by the ARA; (2) to not construct fences that impede or deflect the flow of water across his lot; (3) to not impede or deflect the flow of water in drainage areas by placing objects or by planting excessive landscaping in those areas; and (4) to conform the design and construction of sidewalks, driveways, and foundations in drainage areas to the ARA drainage. **(This entire paragraph restates the need for drainage to be unhindered and explains those hindrances that will be an issue for effective drainage during heavy rains and reinforces the ARA control over drainage and topography that will affect adjacent lots.)**

RISK. Each resident uses all common area amenities - including the swimming pool at his own risk. All common area amenities - including any access gates - are unattended and unsupervised. Each resident is solely responsible for his own safety and that of his guests. The Association disclaims any and all liability or responsibility for injury or death occurring from use of the common area amenities. **(This is legal protection for the Association and you, its members. Although stated in other places in the community, the common areas are all used at your own risk.)** By acquisition of a Lot, each Owner acknowledges that he has read the Governing Documents and accepts his sole responsibility for his own safety and that of his guests when using the common area amenities at and on the property, and assumes any and all risks for loss, injuries and death arising out of such use. **(Again more legal jargon, intended to protect the membership from liability for accidents and injuries arising from using the shared common areas.)**

18. At any time after **December 31, 2035**, any provisions contained in these Subdivision Restrictions (except as hereinafter provided) may be amended or repealed, in whole or in part, by the vote of at least two-thirds of the votes cast at a meeting of the members of HV of Fork Owners Association duly convened, provided that prior written notice is **emailed or** mailed to each member of said Association (at the most recent address shown for such member in the records of said Owners Association) generally describing any proposed amendment or repeal to be voted on at such meeting. ~~At any time prior to December 31, 2015, any provisions contained in these Subdivision Restrictions may be amended or repealed, in whole or in part, in respect to any one or more Sections of Holiday Villages of Fork Subdivision by the vote of a majority of the votes cast at a meeting of the members of HV of Fork Owners Association called by the Developer and duly convened, provided that the Developer is the record owner of a majority of the lots in each such Section and provided further that prior written notice is mailed by the Developer to each member of said Association who is an owner or purchaser of property in such Section(s) (at the most recent address shown for such member in the records of said Owners Association) generally describing any proposed amendment or repeal to be voted on at such meeting.~~ Any such amendment or repeal must be recorded in the Office of the County Clerk, Wood County, Texas, and shall be effective upon the date of such recordation. Notwithstanding the foregoing, none of the provisions of numbered Paragraphs 9, 13, 14, 15 or 17 hereof or this sentence may be amended or repealed without the written consent of the Developer.

19. The "Developer," as such term is used herein, shall mean Fork Holiday Villages, L. P., **Texas Holiday Villages LLC** and/or any person or entity to whom Fork Holiday Villages, L.P. may hereafter, from time to time, by document(s) recorded in the Office of County Clerk, Wood County, Texas, assign any or all of the rights or powers of the Developer hereunder, and/or any successive assignees of such rights or powers.

20. Invalidation of any one or more of these covenants and restrictions by judgment of any court shall in nowise affect any of the other covenants, restrictions and provisions herein contained, which shall remain in full force and effect.

(The "undersigned" hereinabove referred to is ~~the developer, Fork Holiday Villages, L.P.~~ HV of Fork Owners Association and/or its Board of Directors. (This sets all references in the document from developer to the Association and does make the Board of Directors the controlling interest and not the developer.)