

EXHIBIT "A"

The following restrictive covenants shall be referenced in the Deed to the Property described herein and shall run with the land, enforceable by the Grantor or any owner in The Ridge Subdivision, a platted subdivision in Real County, Texas:

- 1) A Primary Residence shall be constructed prior to or contemporaneously with any other structure, including a Secondary Residential Structure or Outbuilding, on the Property; provided that no structure is completed prior to the Primary Residence.
- 2) The terms Primary Residence, Secondary Residential Structure, and Outbuilding shall be interpreted as those terms are defined in the Amendment to Declaration of Covenants, Conditions, Easements and Restrictions of the The Ridge and Assignment of Rights, filed in Volume 57, Page 68, Official Public Records of Real County, Texas.
- 3) A Secondary Residential Structure shall have a minimum of 700 square feet and a maximum of 1,000 square feet of living space.
- 4) No more than one Primary Residence, one Secondary Residential Structure, and two Outbuildings may be constructed on the Property; provided however that no more than three permanent structures may be constructed on the Property.
- 5) No Barndominiums shall be constructed on the Property. A Barndominium is a structure with living quarters located within serving a dual purpose of living space and shop or work and storage areas large enough to store cars, recreational vehicles, equipment, or house livestock such as horses. Generally, though not exclusively, a Barndominium provides under storage with living space above. An attached garage capable of housing a recreational vehicle or motor home shall be considered a Barndominium for the purposes of this restrictive covenant.

The following reservation(s) shall be referenced in the Deed to the Property described herein:

- 1) Grantor reserves to itself all voting rights provided in the Amendment to Declaration of Covenants, Conditions, Easements and Restrictions of the The Ridge and Assignment of Rights, filed in Volume 44, Page 408, Official Public Records of Real County, Texas so that Grantor, and only Grantor, may cast the vote of the Property or Tract until such time as Grantor owns no more than two of the platted tracts in The Ridge, a subdivision in Real County, Texas.