

# Oak Hill Reserve

## PROTECTIVE LAND COVENANTS

It will be to the advantage of all parties hereto and their successors entitled that the following express conditions, covenants, and limitations be established as to said property and to create uniformity of use and ownership to avoid conflict and to protect property values. NOW THEREFORE, in consideration of the benefits to accrue to the owners of said property and their successors entitled and other good, common and valuable and sufficient consideration, seller does hereby establish the following express conditions, covenants, limitations and reservations on the property described below:

1. This property shall be for single-family residential use with customary outbuildings and/or agricultural use only.
2. No lot within the subdivision shall be divided.
3. All tracts to have stick-built Houses, barndominiums, or double-wide mobile/modular homes. Mobile & modular homes must be underpinned and well-maintained, and must be no more than 2 years old. Furthermore, the use of RVs for the purpose of permanent residence is prohibited. Washington County Rules Apply.
4. Building setback from all streets shall be required as shown on the recorded final plat and/or required by the zoning ordinances of the proper governmental authorities.
5. No noxious, offensive, or hazardous activity shall be carried out upon any tract, nor shall anything be done thereon which may be or become an annoyance, nuisance, or hazard to the neighborhood.
6. Livestock such as horses, cows, or goats will be permitted with no more than 1 large animal per acre, or as county regulations permit. NO Swine. Poultry shall be permitted for recreational purposes only and shall be in a fenced enclosure. No Commercial poultry operation shall be permitted.
7. Outbuilding structures must be properly built and well-maintained. The Developer has the right to removal if the look is detrimental to the neighborhood.
8. No building shall be erected or allowed to remain unfinished.
9. Fences must be made of quality material, so the look is not detrimental to the neighborhood.
10. No Dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted on this property, including but not limited to non-running vehicles. All trash or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.
11. No recreational nor commercial vehicles including, but not limited to, boats, boat trailers, house trailers, camping trailers, motor homes, motorcycles, pickup trucks, hobby vehicles or other similar type items, shall be placed upon any lot unless stored in an enclosed garage or in a fenced area at the rear of the residence, properly screened from the view of the neighbors or the street.
12. Culverts are to be county-approved for sizing and proper installation.

EXHIBIT A

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13. Failure to enforce any provision shall not be a waiver or act as an estoppel of future enforcement.
14. The developer must approve any use not conforming to these plans.
15. The restrictive covenants shall run with the land and be binding upon all who take title.
16. The developer may amend, change, or waive any restriction, as they deem necessary.

**DECLARATION OF AUTHENTICITY BY A NOTARY PUBLIC**

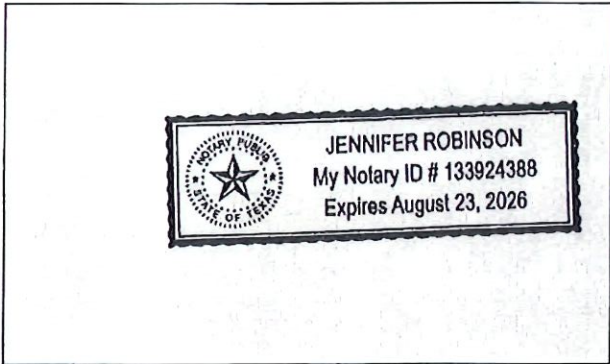
(Declaration that is to be attached to a printed paper copy of an electronic record that is to be recorded in the real property records on the county level pursuant to Sec. 12.0013, Texas Property Code.)

STATE OF TEXAS )  
COUNTY OF Washington )

The attached document, entitled Warranty Deed with Vendor's Lien, dated April 10, 2026 and containing 6 pages, is a true and correct copy of an electronic record printed by me or under my supervision. At the time of printing, no security features present on the electronic record indicated any changes or errors in an electronic signature or other information in the electronic record after the electronic record's creation or execution.

This declaration is made under penalty of perjury.

Signed this 10 day of April, 2026.



Jennifer Robinson  
Signature of Notary Public  
Jennifer Robinson  
Printed Name of Notary Public  
08/23/26  
My Commission Expires

04/10/2026 4:28 P.M.

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STATE OF TEXAS COUNTY OF WASHINGTON  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL RECORDS of Washington County, Texas as stamped hereon above time.

NICHOLAS PRENZLER, COUNTY CLERK

