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RETURN TO:

Town of Flower Mound  
Community Development Dept.  
2121 Cross Timbers Road  
Flower Mound, TX 75028

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR BAKERS BRANCH ESTATES**

THIS DECLARATION is made on the date hereinafter set forth by BAKERS BRANCH ESTATES LTD., a Texas limited partnership, hereinafter referred to as the "Declarant."

**WITNESSETH**

WHEREAS, the Declarant is the owner of certain real property in the Town of Flower Mound, Denton County, Texas, which is described in Exhibit "A" attached hereto and made a part hereof (the "Property").

WHEREAS, Declarant desires to create an exclusive planned community known as Bakers Branch Estates on the Property and such other land as may be added thereto pursuant to the terms and provisions of this Declaration;

NOW THEREFORE, the Declarant declares that the Property described shall be held, sold and conveyed subject to the restrictions, covenants and conditions, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned community of high standards. Such covenants shall be binding on all parties having any right, title or interest therein or any party thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each Owner thereof.

**ARTICLE 1.**

**DEFINITIONS**

1.1 **"Association"** shall mean and refer to the Bakers Branch Estates Homeowners' Association, Inc., a Texas not-for-profit corporation established for the purpose set forth herein, its successor and assigns.

1.2 **"Board"** shall mean and refer to the Board of Directors of the Association.

1.3 **"Common Areas"** shall mean and refer to that portion of the Property, if any, conveyed to the Association for the use and benefit of the Owners.

1.4 **"Class B Control Period"** shall mean the period of time from the date of this Declaration until the earlier of: (1) 10 years after conveyance of the first Lot, (2) a date that Declarant in writing elects to

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terminate the Class B Control Period, or (iii) when all of the residential building sites ("lots") proposed within the Property have been improved with a dwelling thereon and conveyed to persons or entities other than homebuilders. For purposes of determining the number of dwelling units to be constructed within the Property, the final subdivision plat, when recorded against the entire Development showing each residential building site, shall be the determining documentation.

1.5 **"Common Maintenance Areas"** shall mean and refer to the Common Areas, if any, and the entrance monuments, drainage facilities, detention ponds, right-of-ways, landscaping, and such other areas lying within dedicated public easements or right-of-ways as deemed appropriate by the Board for the preservation, protection and enhancement of the property values and the general health, safety and welfare of the Owners.

1.6 **"Declarant"** shall mean and refer to Bakers Branch Estates, Ltd., its successors and assigns who are designated as such in writing by the Declarant, and who consent in writing to assume the duties and obligations of the Declarant with respect to the Lots acquired by such successor and/or assign.

1.7 **"Declaration"** shall mean and refer to this Declaration of Covenants, Conditions and Restrictions for Bakers Branch Estates and any amendments, annexations and supplements thereto made in accordance with its terms.

1.8 **"Home," "Dwelling" or "Residence"** shall mean and refer to any residential unit, situated upon any Lot, including the parking garage utilized in connection therewith and the Lot upon which the Home, Dwelling or Residence is located.

1.9 **"Lienholder" or "Mortgagee"** shall mean the holder of a first mortgage lien, either on any Home and/or any Lot.

1.10 **"Lot"** shall mean and refer to that portion of the Property consisting of 57.684 acres of land located in Flower Mound, Denton County, Texas, comprising one hundred seventeen (117) Lots with the exception of the Common Areas and areas deeded to a governmental authority or utility, together with all improvements thereon.

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1.11 "Member" shall mean and refer to every person or entity who holds membership in the Association. The Declarant and each Owner shall be a Member in the Association.

1.12 "Owner" shall mean and refer to the record owner, including the Declarant, whether one (1) or more persons or entities, of the fee simple title to any Lot, including the home builder, but shall exclude those having an interest, merely as security for the performance of an obligation. However, the term "Owner" shall include any lienholder or mortgagee who acquires fee simple title to any Lot which is part of the Property, through deed in lieu of foreclosure or through judicial or nonjudicial foreclosure.

1.13 "Property," "Premises" or "Development" shall mean and refer to the real property described in Exhibit "A," known as Bakers Branch Estates and such additions thereto as may be brought within the jurisdiction of the Association and be made subject to this Declaration.

1.14 "Town" shall mean and refer to the Town of Flower Mound, Denton County, Texas.

**ARTICLE 2.**

**Bakers Branch ESTATES**

**HOMEOWNERS' ASSOCIATION**

2.1 Establishment of Association. The formal establishment of the Bakers Branch Estates Homeowners' Association will be accomplished by the filing of the Articles of Incorporation of the Bakers Branch Estates Homeowners' Association with the Secretary of State for the State of Texas and the subsequent issuance by the Secretary of State of the Certificate of Incorporation of the Bakers Branch Estates Homeowners' Association.

2.2 Adoption of By-Laws. Bylaws for the Bakers Branch Estates Homeowners' Association will be established and adopted by the Board.

2.3 Membership. The Declarant and every other Owner of a Lot, including any successive buyer(s), shall automatically and mandatorily become a member of the Association. Membership shall be appurtenant to and shall not be separated from ownership of any Lot. Every member shall have the right at all reasonable times during business hours to inspect the books of the Association.

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2.4 **Voting Rights.** The Association shall have two (2) classes of voting membership:

(a) **Class A.** Class A Members shall be all Owners, except Declarant, and shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members, but the vote for such Lot shall be exercised as they among themselves determine, and in no event shall more than one (1) vote be cast with respect to any Lot.

(b) **Class B.** The Class B Member shall be the Declarant who shall be entitled to three (3) votes for each Lot it owns; provided, however, Declarant shall also be entitled to three (3) votes for each Lot that any builder owns to the extent that the builder has in writing granted Declarant the right to cast the builder's votes pursuant to a proxy. The Class B membership shall cease and terminate upon the expiration of the Class B Control Period.

(c) **Suspension.** All voting rights of an Owner shall be suspended during any period in which such Owner is delinquent in payment of any assessment duly established pursuant to this Article or is otherwise in default hereunder or under the By-Laws or rules and regulations of the Association and such suspension shall apply to the proxy authority of the voting representative, if any.

(d) **No Cumulative Voting.** At all Association meetings there shall be no cumulative voting. Prior to all meetings, the Board shall determine the total number of votes outstanding and the Members entitled to vote.

2.5 **Notice and Quorum.** Written notice of any meeting called for the purpose of taking any action authorized herein shall be sent to all Members, or delivered to their Residences, not less than fifteen (15) days nor more than sixty (60) days in advance of the meeting. At any such meeting called, the presence of Members or of proxies of voting representatives entitled to cast two-thirds (2/3) of the votes of the Association shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at such subsequent meeting shall be two-thirds (2/3) of the quorum requirement for such prior meeting. The Association may call as many subsequent meetings as may be required to achieve a quorum (the quorum requirement being reduced for each such meeting). No such subsequent meeting shall be held more than sixty (60) days following the preceding

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meeting.

**2.8 Funding.** Subject to the terms of this Article, Declarant, for each Lot owned by Declarant, hereby covenants to pay, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, covenants and agrees to pay to the Association: (1) annual assessment or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. Such assessments will remain effective for the full term (and extended term, if applicable) of this Declaration. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of such Lot at the time the assessment fell due. Upon a transfer of title to a Lot, the grantee shall be jointly and severally liable for any assessments and other charges due at the time of conveyance. However, no Mortgagee shall be liable for unpaid assessments which accrued prior to such acquisition of title by foreclosure, trustee's sale or deed-in-lieu of foreclosure.

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**2.7 Assessments.**

(a) **Annual Assessment.** Subject to the terms of this Article, each Lot (including Lots owned by Declarant) is hereby subject to an initial maximum maintenance charge of \$25.00 per month or \$300.00 per annum (until such maintenance charge shall be increased or decreased as provided in paragraph 2.7(b) below) for the purpose of creating a fund to be designated and known as the "maintenance fund," which maintenance charge and assessment will be paid by the Owner or Owners of each Lot in advance in monthly, quarterly, or annual installments, commencing as to all Lots within 30 days prior to the conveyance of a Lot with a completed Dwelling located thereon from the builders to a third party purchaser. The rate at which each Lot will be assessed, and whether such assessment shall be payable monthly, quarterly, or annually, will be determined by the Board at least thirty (30) days in advance of each affected assessment period. Subject to the terms set forth in paragraph 2.7(b) below, said rate may be increased or decreased from time to time by the Board as the needs of the Association may, in the judgment of the Board, require. The assessment for each Lot shall be uniform. The Association shall, upon written demand and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether or not the assessment has been paid for the assessment period.

(b) **Adjustments to Annual Assessments.** The maximum annual assessment may be increased by the Board, but without a vote of the membership, each year by no more than 10% above the maximum assessment for the previous year. The Board may increase the maximum annual assessment with or without increasing the actual annual assessment. The maximum annual assessment may be increased more than 10% above the prior year's maximum annual assessment amount by a 67% or greater vote of the members.

(c) **Purpose of Maintenance Fund.** The Association shall establish a maintenance fund composed of Owners' annual maintenance assessments and shall use the proceeds of such fund in providing for normal, recurring maintenance charges for the Common Maintenance Areas for the use and benefit of all Members of the Association. Such uses and benefits to be provided by the Association may include, by way of clarification and not limitation, any and all of the following: normal, recurring maintenance of

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the Common Maintenance Areas (including, but not limited to mowing, edging, watering, clipping, sweeping, pruning, raking, and otherwise caring for existing landscaping) and the Improvements to such Common Maintenance Areas, such as sprinkler systems, and private streets, if any, provided the Association shall have no obligation (except as expressly provided hereinafter) to make capital Improvements to the Common Maintenance Areas; payment of all legal and other expenses incurred in connection with the enforcement of all recorded covenants, restrictions, and conditions affecting the property to which the maintenance fund applies; payment of all reasonable and necessary expenses in connection with the employment of security guards or watchmen, if any, caring for vacant lots; and any other necessary or desirable act, in the opinion of the Board, to keep the Property neat and in good order, or which is considered of general benefit to the Owners or occupants of the Property, it being understood that the judgment of the Board in the expenditure of said funds and the determination of what constitutes normal, recurring maintenance shall be final and conclusive so long as such judgment is exercised in good faith. The Association shall, in addition, establish and maintain an adequate reserve fund to ensure the continuous and perpetual use, operation, maintenance, and/or supervision of all facilities, structures, improvements, systems, areas or grounds that are the Association's responsibility. The reserve fund shall be established and maintained out of regular annual assessments.

(d) Special Assessment for Working Capital Fund, Nonrecurring Maintenance and Capital Improvements. In addition to the annual assessments authorized above, the Association may levy special assessments for the purpose of defraying, in whole or in part, the cost of any nonrecurring maintenance, or the acquisition, construction, reconstruction, repair, or replacement of a capital improvement upon any Common Maintenance Area, including fixtures and personal property related thereto, may be assessed. The Association shall not commingle the proceeds of such special assessment with the maintenance fund. Such proceeds shall be used solely and exclusively to fund the nonrecurring maintenance or improvements in question.

2.8 Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within ten (10) days after the due date shall bear interest from due date at the highest non-usurious rate of interest allowed by Texas law or 18% per annum, whichever is less. The Association shall have the authority

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to impose late charges to compensate for the administrative and processing costs of late payments on such terms as it may establish by duly adopted resolutions and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien retained herein against the Property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Maintenance Area or abandonment of his property.

2.8 **Subordinated Lien to Secure Payment.** To secure the payment of the maintenance charge and assessment established hereby and to be levied on individual Lots as above provided, there is hereby reserved a lien for the benefit of the Association, said lien to be enforceable through appropriate proceedings at law or in equity by such beneficiary; provided, however, that each such lien shall be specifically made secondary, subordinate, and inferior to all first mortgage liens, present and future, given, granted, and created by or at the insistence and request of the Owner (including the Declarant) of any such Lot (or any portion of the Property) to secure the payment of monies advanced or to be advanced on account of the purchase price. Sale or transfer of a Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure shall extinguish the lien of such assessment as to payments which became due prior to such sale or transfer. No sale, foreclosure, or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. The Association shall have the right to file notices of liens in favor of the Association in the official records of Denton County, Texas.

#### ARTICLE 3.

#### GENERAL POWERS AND DUTIES OF THE BOARD OF DIRECTORS OF THE ASSOCIATION

3.1 **Purpose of Maintenance Fund.** The Board, for the benefit of the Owners, shall provide and shall pay out of the maintenance fund provided in Article 2 above, the following:

- (a) Taxes and assessments, and other liens and encumbrances which shall properly be assessed or charged against the Common Areas rather than against the individual Owners, if any.
- (b) Operation, maintenance and supervision of the Common Maintenance Area.
- (c) The services of a professional person or management firm to manage the

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Association or any separate portion thereof to the extent deemed advisable by the Board (provided that any contract for management of the Association shall be terminable by the Association, with no penalty, upon ninety (90) days prior written notice to the managing party) and the services of such other personnel as the Board shall determine to be necessary or proper for the operation of the Association, whether such personnel are employed directly by the Board or by the manager.

(d) Legal and accounting services.

(e) A policy or policies of insurance insuring the Association against any liability to the public or to the Owners (and/or invitees or tenants) incident to the operation of the Association in any amount or amounts as determined by the Board, including a policy or policies of insurance as provided herein in Article 4.

(f) Workers compensation insurance to the extent necessary to comply with any applicable laws.

(g) Such fidelity bonds as may be required by the By-Laws or as the Board may determine to be advisable.

(h) Any other materials, supplies, insurance, furniture, labor, services, maintenance, repairs, structural alterations, taxes, or assessments (including taxes or assessments assessed against an Individual Owner) which the Board is required to obtain or pay for pursuant to the terms of this Declaration or by law or which in its opinion shall be necessary or proper for the enforcement of this Declaration.

**3.2 Powers and Duties of Board.** The Board, for the benefit of the Owners, shall have the following general powers and duties, in addition to the specific powers and duties provided for herein and in the By-Laws of the Association:

(a) To execute all declarations of ownership for tax assessment purposes with regard to the Common Areas, if any, on behalf of all Owners.

(b) To borrow funds to pay costs of operation secured by assignment or pledge of rights against delinquent Owners if the Board sees fit.

(c) To enter into contracts, maintain one or more bank accounts, and generally to have

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all the power necessary or incidental to the operation and management of the Association.

(d) To protect or defend the Common Areas from loss or damage by suit or otherwise and to provide adequate reserves for replacements.

(e) To make reasonable rules and regulations for the operation of the Common Maintenance Areas and to amend them from time to time; provided that, any rule or regulation may be amended or repealed by an instrument in writing signed by Owners constituting a majority of the votes of the Association, or with respect to a rule applicable to less than all of the Common Areas, by a majority of the votes of the Owners in the portions affected. However, the Association's agreements, covenants and restrictions pertaining to the use, operation, maintenance and/or supervision of any facilities, structures, improvements, systems, areas or grounds that are the Association's responsibility, may not be amended without the prior written consent of the Town.

(f) To make available for inspection by Owners within sixty (60) days after the end of each year an annual report and to make all books and records of the Association available for inspection by Owners at reasonable times and intervals.

(g) To adjust the amount, collect and use any insurance proceeds to repair damage or replace lost property, and if proceeds are insufficient to repair damage or replace lost property, to assess the Owners in proportionate amounts to cover the deficiency.

(h) To enforce the provisions of any rules, covenants, conditions and restrictions made hereunder and to enjoin and seek damages from any Owner for violation of such covenants, conditions, restrictions or rules.

(i) To collect all assessments and enforce all penalties for non-payment including the filing of liens and institution of legal proceedings.

3.3 **Board Powers Exclusive.** The Board shall have the exclusive right to contract for all goods, services and insurance, payment of which is to be made from the Maintenance Fund and the exclusive right and obligation to perform the functions of the Board except as otherwise provided herein.

3.4 **Maintenance Contracts.** The Board, on behalf of the Association, shall have full power and

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authority to contract with any Owner or other person or entity for the performance by the Association of services which the Board is not otherwise required to perform pursuant to the terms hereof, such contracts to be upon such terms and conditions and for such consideration as the Board may deem proper, advisable and in the best interest of the Association.

#### ARTICLE 4.

##### TITLE TO COMMON AREAS

4.1 **Association to Hold.** The Association shall assume all maintenance obligations with respect to any Common Areas which may be hereafter established. Nothing contained herein shall create an obligation on the part of Declarant to establish any Common Area.

Prior to the establishment of the Association, Declarant shall hold title to Common Areas.

4.2 **Liability Insurance.** From and after the date on which title to any Common Area vests in the Association, the Association shall purchase and carry a general comprehensive public liability insurance policy for the benefit of the Association and its Members, covering occurrences on the Common Areas. The policy limits shall be as determined by the Board. The Association shall use its best efforts to see that such policy shall contain, if available, cross-liability endorsements or other appropriate provisions for the benefit of the Members, Board, and the management company and other insureds, as their interests may be determined.

4.3 **Condemnation.** In the event of condemnation or a sale in lieu thereof of all or any portion of the Common Areas, the funds payable with respect thereto shall be payable to the Association and shall be used by the Association to purchase additional Common Areas to replace that which has been condemned or to take whatever steps that it deems reasonably necessary to repair or correct any damage suffered as a result of the condemnation. In the event that the Board determines that the funds cannot be used in such a manner due to lack of available land for additional Common Areas or for whatever reason, any remaining funds may be utilized by the Association for the general maintenance fund.

4.4 **Amendment.** The Association's agreements, covenants or restrictions pertaining to the use, operation, maintenance, and/or supervision of any facilities, structures, improvements, systems, areas or

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grounds that are the Association's responsibility may not be amended without the prior written consent of the Town.

#### ARTICLE 6.

##### EASEMENTS

5.1 Utility Easements. As long as Class B membership shall be in effect, the Declarant hereby reserves the right to grant perpetual, nonexclusive easements for the benefit of the Declarant or its designees, upon, across, over, through and under any portion of the Common Area or any portion of any Lot outside of the permitted building area of such Lot, for ingress, egress, installation, replacement, repair, maintenance, use and operation of all utility and service lines and service systems, public and private, including, without limitation, cable television. Declarant, for itself and its designee, reserves the right to retain title to any such easements. Upon cessation of Class B membership, the Association shall have the right to grant the easements described herein.

5.2 Declarant's Easement of Correct Drainage. Declarant hereby reserves a blanket easement on, over and under the ground within the Property to maintain and correct drainage of surface waters and implement other erosion controls in order to maintain reasonable standards of health, safety, and appearance and shall be entitled to remove trees or vegetation, without liability for replacement or damage, as may be necessary to provide adequate drainage for any portion of the Property. Notwithstanding the foregoing, nothing herein shall be interpreted to impose any duty upon Declarant to correct or maintain any drainage facilities within the Property.

5.3 Easement for Unintentional Encroachment. The Declarant hereby reserves an exclusive easement for the unintentional encroachment by any structure upon the Common Area caused by or resulting from, construction, repair, shifting, settlement or movement of any portion of the Property, which exclusive easement shall exist at all times during the continuance of such encroachment as an easement appurtenant to the encroaching property to the extent of such encroachment.

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5.4 **Entry Easement.** In the event that the Owner fails to maintain the Lot as required herein, or in the event of emergency repairs and to do the work reasonably necessary for the proper maintenance and operation of the Property, entry upon the Lot as provided herein shall not be deemed a trespass, and the Association shall not be liable for any damage so created unless such damage is caused by the Association's willful misconduct or gross negligence.

5.5 **Drainage Easements.** Easements for the installation and maintenance of utilities, storm water retention/detention ponds, and/or conservation area are reserved as may be shown on the recorded plat. Within these easement areas, no structure, plant or material shall be placed or be permitted to remain if it may hinder or change the direction or flow of drainage channels or slopes in the easements. The easement area of each Lot and all improvements contained therein shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority, utility company or the Association is responsible.

5.6 **Temporary Completion Easement.** All Lots shall be subject to easement of ingress and egress for the benefit of the Declarant, its employees, subcontractors, successors and assigns, over and upon the front, side or rear yards of the Property as may be expedient or necessary for the construction, servicing and completion of dwellings and landscaping upon Lots adjacent to the Property, provided that such easement shall terminate twelve (12) months after the date such Lot is conveyed to the Owner by the Declarant.

5.7 **Easement for Fences, Landscaping and Sprinkler Systems.** Declarant hereby reserves an easement to erect, install, maintain, repair, landscape and/or replace fences, walls and/or sprinkler systems on the Property which comprise the screening fences on the Property and features associated with such fences.

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**ARTICLE 6.****USE AND OCCUPANCY**

All Lots and Dwellings shall be used and occupied for single-family residence purposes. No Lot or Dwelling may be used for commercial, institutional or other non-residential purpose if such use involves the attendance or entry of non-residents upon the Lot or otherwise diminishes the residential character of the Lot or neighborhood. This prohibition shall not apply to "garage sales" conducted with prior written consent of the Association provided that no Owner shall conduct more than two (2) garage sales of no more than two (2) days duration each during any twelve (12) month period.

**ARTICLE 7.****PROPERTY RIGHTS**

7.1 **Owners' Easement of Enjoyment.** Every Owner shall have a right and easement in and to the Common Areas and a right and easement of ingress and egress to, from and through said Common Areas, and such easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association to establish and publish rules and regulations governing the use of the Common Areas affecting the welfare of Association Members;

(b) The right of the Association to suspend the right of use of the Common Areas and the voting rights of an Owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(c) The right of the Association, subject to the provisions hereof, to dedicate or transfer all or any part of the Common Areas, if any, to any public agency, authority or utility for such purposes and subject to the conditions as may be agreed by the Association. No such dedication or transfer shall be effective unless an instrument in writing signed by Owners entitled to cast two-thirds (2/3) of the votes of the Association and by a duly authorized representative of the Town has been recorded agreeing to such dedication or transfer;

(d) All easements herein described are easements appurtenant to and running with the

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land; they shall at all times inure to the benefit of and be binding upon the Owners, and all of their grantees, and their respective heirs, successors, personal representatives and assigns, perpetually and in full force.

7.2 **Effect of Declaration.** Reference in any deed, mortgage, trust deed or any other recorded documents to the easements, conditions, restrictions and covenants herein described or to this Declaration shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees, or trustees of said parcels as fully and completely as if those easements, conditions, restrictions and covenants were fully related and set forth in their entirety in said documents.

7.3 **Rezoning Prohibited.** No Lot shall be rezoned to any classification allowing commercial, institutional or other non-residential use without the express, written consent of the Association and Declarant (as long as Declarant owns any Lot subject to this Declaration), which may be withheld in Declarant's sole discretion. Declarant or the Association may enforce this covenant by obtaining an injunction against any unapproved rezoning at the expense of the enjoined party.

#### ARTICLE 8.

##### USE RESTRICTIONS

8.1 **Nuisances.** No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done which may be or may become an annoyance or nuisance to the Property, or Lot, or Dwelling, or any part thereof.

8.2 **Development Activity.** Notwithstanding any other provision herein, Declarant and its successors and assigns shall be entitled to conduct on the Property all activities normally associated with and convenient to the development of the Property and the construction and sale of the Dwelling on the Property.

8.3 **Temporary Structures.** No structures of a temporary character, including, without limitation, any trailer, tent, shack, garage, barn, motor home or mobile home or other outbuilding, shall be used on any Lot at any time as a residence, either temporarily or permanently.

8.4 **Signs and Picketing.** No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Dwelling, fence or other improvement upon such Lot so as to be visible

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from public view except the following:

(a) **For Sale Signs.** An Owner may erect one (1) sign not exceeding 2' x 3' in area, fastened only to a stake in the ground and extending not more than three (3) feet above the surface of the ground advertising the Property for sale.

(b) **Declarant's Signs.** Signs may be erected by the Declarant.

(c) **Political Signs.** Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and are removed within fifteen (15) days after the election.

In addition to the foregoing, to protect the safety and harmony of the community, no person shall engage in picketing on any Lot, easement, right-of-way or Common Area within or adjacent to the Property, nor shall any vehicle parked, stored or driven in or adjacent to the Property bear or display any sign, slogans, symbols, words or decorations intended to create controversy, invite ridicule or disparagement, or interfere in any way with the exercise of the property rights, occupancy or permitted business activities of any Owner or Declarant.

**8.5 Campers, Trucks, Boats and Recreational Vehicles.** No campers, vans, pickup trucks, boats, boat trailers, recreational vehicles and other types of non-passenger vehicles, equipment, implements or accessories may be kept on any Lot unless the same are fully enclosed within the garage located on such Lot and/or said vehicles and accessories are screened from view by a screening structure or fencing and said vehicles and accessories are in an operable condition.

**8.6 Livestock and Poultry.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

**8.7 Garbage and Refuse Disposal.** No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

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8.8 Sight Distance and Intersections. No fence, wall, hedge, shrub planting or other obstruction to view in excess of two feet (2') in height on any corner Lot within the triangular area formed by the street right-of-way lines and a line connecting them at points twenty-five feet (25') from the intersection of the right-of-way lines, or in the case of a rounded property corner, from the intersection of the right-of-way lines. The same sight line limitations shall apply on any Lot within ten feet (10') from the intersection of a street right-of-way line with the edge of a driveway pavement edge or alley right-of-way line. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

8.9 Parking in Common Maintenance Area. No vehicles, trailers, implements or apparatus may be driven or parked in the Common Maintenance Area or on any easement.

8.10 Commercial or Institutional Use. No Lot, and no building erected or maintained on any Lot, shall be used for manufacturing, industrial, business, commercial, institutional or other non-residential purposes.

8.11 Building Standards. No building shall be erected or maintained on any Lot unless it complies with all applicable standards, including any governmental ordinances.

8.12 Detached Buildings. No detached accessory buildings, including, but not limited to, detached garages and storage buildings, shall be erected, placed or constructed upon any Lot without prior consent of the Association or Architectural Control Committee.

8.13 Fences. No fence, wall or hedge shall be erected or maintained on any Lot nearer to the street than the building setback lines for the front and side yards.

8.14 Antennae, Satellite Dishes and Solar Collectors. No Owner may erect or maintain a television or radio receiving or transmitting antenna, satellite dish or similar implement or apparatus, or solar collector panels or equipment upon any Lot unless such apparatus is erected and maintained in such a way that it is screened from view of any house erected on a Lot beside, behind or in front of such Lot.

8.15 Chimneys. All fireplaces flues, smoke stacks, and spark arrestors shall be completely enclosed and concealed from public view in finished chimneys of materials architecturally compatible with the

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principal finish material of the exterior walls of the Dwelling.

8.15 Clothes Hanging Devices. Exterior clothes hanging devices shall not be permitted.

8.18 Window Treatment. No aluminum foil, reflective film or similar treatment shall be placed on window or glass doors.

#### ARTICLE 9.

##### ANNEXATION

9.1 Annexation by Declarant. At any time during the initial term of this Declaration, the Declarant may, after first obtaining written consent from a duly authorized representative of the Town, annex additional property to this Declaration to be subject to the terms hereof to the same extent as if originally included herein and subject to such other terms, covenants, conditions, easements and restrictions as may be imposed thereon by Declarant. Annexation shall be evidenced by a written Declaration of Annexation executed by Declarant setting forth the legal description of the property being annexed and the restrictive covenants to be applied to such annexed property.

9.2 Annexation by Action of Members. At any time the Board may request approval of the membership for the annexation of additional property into the Association to be subject to all of the terms of this Declaration to the same extent as if originally included herein. No such annexation shall be effective unless approved in writing by members entitled to cast two-thirds (2/3) of the total votes in both classes of membership and by a duly authorized representative of the Town. Any property that is contiguous to the Property to this Declaration may be annexed here to according to the foregoing requirements, provided however, that no such annexation shall be effective without the consent and joinder of the owners of the property to be annexed. Such annexation must be evidenced by a Declaration of Annexation as set forth in Section 9.1 above executed by the parties herein described.

9.3 No Duty to Annex. Nothing herein contained shall establish any duty or obligation on the part of the Declarant or any other Member to annex any property to this Declaration and no Owner of Property excluded from the Declaration shall have any right to have such property annexed thereto.

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**ARTICLE 10.****GENERAL PROVISIONS**

10.1 **Remedies.** In the event of any default by any Owner under the provisions of the Declaration, By-Laws or rules and regulations of the Association, the Association and any Owner (including specifically Declarant) shall have each and all of the rights and remedies which may be provided for in this Declaration, the By-Laws and said rules and regulations, and those which may be available at law or in equity, and may prosecute any action or other process against such defaulting Owner and/or others for enforcement of any lien, statutory or otherwise, including foreclosure of such lien and the appointment of a receiver for the Lot and ownership interest of such Owner, or for damages or injunction, or specific performance, or for judgment for the payment of the money and collection thereof, or for any combination of the remedies, or for any other relief. No remedies herein provided or available at law or in equity shall be deemed mutually exclusive of any other such remedy. All expenses of the Association in connection with any such actions or proceedings, including court costs and attorney's fees and other fees and expenses, and all damages, permitted by law but, with reference to any Lots financed by FHA insured loans, not in excess of the maximum rate of FHA loans at the time of delinquency, from the due date until paid, shall be charged to and assessed against such defaulting Owner, and shall be added to and deemed part of respective maintenance assessment (to the same extent as the lien provided herein for unpaid assessments), upon the Lot and upon all of the additions and improvements thereto, and upon all personal property upon the Lot. Any and all of such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Association or any Owner.

10.2 **Term and Amendments.** This Declaration shall run with and bind the land for a term of twenty-five (25) years from the date this Declaration is recorded, after which time they shall be automatically renewed for successive periods of ten (10) years, unless seventy-five percent (75%) of the votes outstanding shall have voted to terminate this Declaration and the prior written consent has been obtained from the Town upon the expiration of the initial twenty-five (25) year period or any extension thereof, which termination shall be by written instrument signed by seventy-five percent (75%) of the Owners and countersigned by a duly authorized representative of the Town and properly recorded in the Denton County, Texas land records. This

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Declaration may be amended in whole or part by either, an instrument signed by the Declarant provided the Class B membership is still in effect, or by an instrument signed by Owners constituting not less than seventy-five percent (75%) of the votes of the Association; provided however, if the amendment would amend any portion of the Associations agreements, covenants or restrictions pertaining to the use, operation, maintenance and /or supervision of any facilities, structures, improvements, systems, areas or grounds that are the responsibility of the Association such amendment must be countersigned by a duly authorized representative of the Town. Any amendment must be recorded. The Association may not be dissolved without the prior written consent of the Town.

10.3 **Severability.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

10.4 **Rights and Obligations.** The provisions of this Declaration and the Articles of Incorporation and By-Laws and the rights and obligations established thereby shall be deemed to be covenants running with the land and shall inure to the benefit of, and be binding upon, each and all of the Owners and their respective heirs, representatives, successors, assigns, purchasers, grantees and mortgagees. By the recording of the acceptance of a deed conveying a Lot of any ownership interest in the Lot whatsoever, the person to whom such Lot or interest is conveyed shall be deemed to accept and agree to be bound by and subject to all of the provisions of this Declaration and the Articles of Incorporation and By-Laws, whether or not mention thereof is made in said deed.

10.5 **Architectural Control Committee.**

(a) **Appointment.** Declarant shall designate and appoint an Architectural Control Committee (herein called the "Committee") composed of one or more, but not more than three Individuals, each generally familiar with the residential community development design matters and knowledgeable about Declarant's concern for a high level of taste and design standards within the Development. The Committee shall use its best efforts to promote and ensure a high level of taste, design quality, harmony and conformity throughout the Property consistent with this declaration. After no Class B membership exists (or if earlier with the consent of the Declarant) the Association shall designate and appoint the Committee.

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(b) **Successors.** In the event of the death, resignation or removal by Declarant of any member of the Committee, the remaining member(s) shall appoint a successor member. In default of such appointment Declarant shall have full authority to designate and appoint a successor. No member of the Committee shall be entitled to compensation for, or be liable for claims, causes of action or damages arising out of services performed pursuant to this declaration.

(c) **Authority.** No building, fence, wall or other structure shall be commenced, erected, placed, maintained or altered on any lot, nor shall any exterior painting of, exterior addition to, or alteration of such items be made until all plans specifications and a plat plan have been submitted to and approved in writing by a majority of the members of the Committee as to:

- (i) quality of workmanship and materials, adequacy of site dimensions, adequacy of structural design, proper facing of main elevation with respect to nearby streets;
- (ii) conformity and harmony of the external design, color, type and appearance of exterior surfaces and landscaping in relation to the various parts of the proposed improvements and in relation to improvements on other lots in the Development;
- (iii) location with respect to topography and finished grade elevation and effect of location and use on neighboring lots, improvements and drainage arrangements; and
- (iv) the other standards set forth within this declaration (and any amendments hereto) or matters in which the Committee has been vested with the authority to render a final interpretation and decision.

The Committee is authorized and empowered to consider, review and approve any and all aspects of construction and landscaping which may, in the reasonable opinion of the Committee, adversely affect the living

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enjoyment of one or more lot Owners or the general value of Lots in the Development.

(d) **Procedure for Approval.** Final plans and specifications shall be submitted in duplicate to the Committee. The plans and specifications shall show the nature, kind, shape, height, materials and location of all improvements. All roofing materials to be used on improvements constructed on Lots shall be submitted to the Committee for approval. The documents shall specify any requested variance from the setback lines, garage location or any other requirement set forth in this declaration. The Committee is authorized to request the submission of samples of proposed construction materials. At such time as the plans and specifications meet the approval of the Committee, one complete set of plans and specifications will be retained by the Committee and the other complete set of plans shall be marked as "Approved", signed by a majority of the Committee and return to the Owner or his designated representative. If disapproved by the Committee, one set of such plans shall be returned marked "Disapproved" and shall be accompanied by a reasonable statement of the reasons for disapproval, which statement shall be signed by a majority of the Committee. Any modification of the approved set of plans and specifications must again be submitted to the Committee for its approval. The Committee's approval or disapproval, as required herein, shall be in writing. If the Committee fails to approve or disapprove such plans and specifications within thirty (30) days after the date of submission, written approval of the matters submitted shall not be required and compliance with this Article shall be deemed to have been completed. In case of a dispute about whether the Committee responded within such time period, the person submitting the plans shall have the burden of establishing that the Committee received the plans. The Committee's receipt of the plans may be established by a signed certified mail receipt.

(e) **Standards.** The Committee shall have the sole discretion with respect to taste, design and all standards specified herein. One objective of the Committee is to prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures from being built in the Development. The Committee shall also have the authority to require roof slope, to specify that fireplaces and chimney flues be covered with brick or masonry, to prohibit the use of light-weight composition roof material, to require the use of anodized aluminum divided light windows, and generally to

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require that any plans meet the standards of the existing improvements on neighboring lots. The Committee may from time-to-time publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of this declaration.

(f) **Termination: Continuation.** The Committee appointed by Declarant shall cease to exist on the earlier of (a) the date on which all the members of the Committee file a document declaring the termination of the Committee, or (b) the date on which residences have been constructed on all Lots.

(g) **Builders Exempt from Architectural Approval.** Notwithstanding any provision herein, the builders are not required or subject to any of the approval requirements set forth under Section 10.5 herein. However, without the written consent of Declarant, the builders shall not construct a dwelling with an exterior architectural elevation that is the same as the exterior elevation of (i) the one dwelling that the builder is directly across the street from the subject dwelling, or (ii) a dwelling that is on the same side of the street as the subject dwelling and that is within 2 adjoining Lots of the Lot with the subject dwelling.

10.6 **Gender Neutral.** All personal pronouns used in this Declaration, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural, and vice versa.

10.7 **Headings.** The headings contained in this Declaration are for reference purposes only and shall not in any way affect the meaning or interpretation of this Declaration.

10.8 **Conflicts.** In the event of conflict between the terms of this Declaration and the By-Laws, rules, regulations or Articles of Incorporation of the Association, this Declaration shall control.

10.8 **Failure of Association to Perform Duties.** Should the Association fail to carry out its duties as specified in this Declaration, the Town or its lawful agents shall have the right and ability, after due notice to the Association, to remove any landscape systems, features or elements that cease to be maintained by the Association; to perform the responsibilities of the Association if the Association fails to do so in compliance with any of the provisions of this Declaration, the agreements, covenants or restrictions of the Association, or of any applicable Town codes or

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regulations; to assess the Association for all costs incurred by the Town in performing said responsibilities if the Association fails to do so; and/or to avail itself of any other enforcement actions available to the Town pursuant to state law or Town codes and regulations. Should the Town exercise its rights as specified above, the Association shall indemnify and hold the Town harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney's fees and costs of suit, incurred or resulting from the Town's removal of any landscape systems, features or elements that cease to be maintained by the Association or from the Town's performance of the aforementioned operation, maintenance or supervision responsibilities of the Association due to the Association's failure to perform said duties.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed on its behalf, attested and its corporate seal to be hereunto affixed as of this 24<sup>th</sup> day of February, 1999.

DECLARANT:

BAKERS BRANCH ESTATES LTD.  
a Texas limited partnership

By: BBE, Ltd., its general partner

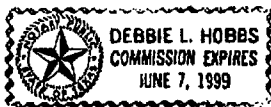
By: Gerault Road, Inc., a Texas corporation and its general partner

By: *J.W. Lowell*

STATE OF TEXAS §  
COUNTY OF DALLAS §  
§

The foregoing instrument was acknowledged before me on this 24 day of February, 1999, by *J.W. Lowell* of Gerault Road, Inc. a corporation on-behalf of said Limited Partnership as the General Partner of Bakers Branch Estates, Ltd.

*Debbie L. Hobbs*



Notary Public in and for the State of Texas

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## EXHIBIT A

BEING a tract of land situated in the Rosanna Baker Survey, Abstract No. 49 and the M.L. Cowan Survey, Abstract No. 1637, in the Town of Flower Mound, Denton County, Texas; and also being part of a tract of land conveyed to Carter-Crowley Properties, Inc., by deed recorded in Instrument Number 94-R0030944, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a three-eighths inch iron rod found at the southwest corner of a tract of land conveyed to Fallbrook Interests, Ltd. by deed, recorded in Instrument Number 95-0051347, Real Property Records, Denton County, Texas, same being the southeast corner of a tract of land conveyed to Donald J. Carter by deed recorded in Instrument Number 93-R0082786, Real Property Records, Denton County, Texas, from which a fence corner post bears North 77° 17' 00" West, 1.72 feet;

THENCE North 88° 04' 50" East, along a south line of said Fallbrook Interests, Ltd. tract and passing at a distance of 252.72 feet the most southerly southwest corner of Fallbrook, an Addition to the Town of Flower Mound recorded in Cabinet "M", Page 156, Map Records, Denton County, Texas, and continuing with the south line of said Fallbrook Addition for a total distance of 624.93 feet to a point for the northeast corner of said Carter-Crowley Properties, Inc. tract and the northwest corner of a tract of land conveyed to the Eddie and Wynelle Parker Limited Partnership, by deed recorded in Instrument Number 94-R0000780, Real Property Records, Denton County, Texas;

THENCE South 02° 04' 22" East, leaving the south line of said Fallbrook Addition and along the east line said Carter-Crowley Properties, Inc. tract and a west line of said Parker tract and passing at a distance of 35.00 feet a one-half iron with a red plastic cap stamped "USA INC RPLS 2026" set (hereinafter called one-half inch iron rod set) and continuing for a total distance of 1,325.36 feet to a three inch iron pipe found for the southeast corner of said Carter-Crowley Properties, Inc. tract, same being a southwest corner of said Parker tract, and also being in the north line of a tract of land conveyed to James T. Wilson by deed recorded in Volume 510, Page 691, Real Property Records, Denton County, Texas;

THENCE South 67° 57' 51" West, along the south line of said Carter-Crowley Properties, Inc. tract and the north line of said Wilson tract a distance of 936.53 feet to a one-half inch iron rod found for the northwest corner of said Wilson tract and the northeast corner of a tract of land conveyed to Carmel Properties No. 2 Limited Partnership recorded in Volume 2489, Page 257, Real Property Records, Denton County, Texas;

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THENCE South 87° 20' 10" West, continuing along the south line of said Carter-Crowley Properties, Inc. tract and the north line of said Carmel tract and passing at a distance of 523.69 feet, the northwest corner of said Carmel tract and the northeast corner of a tract of land conveyed to Suzzan Ruff by deed recorded in Volume 2162, Page 239, Real Property Records, Denton County, Texas, and continuing for a total distance of 922.29 feet to a one-half inch iron rod found for the southeast corner of a tract of land conveyed to the Town of Flower Mound by Donation Deed recorded in Instrument Number 95-R0046185, Real Property Records, Denton County, Texas and being the beginning of a non-tangent curve to the left having a central angle of 25° 43' 09", a radius of 1060.00 feet and a chord bearing and distance of North 01° 15' 41" West, 471.83 feet;

THENCE along the east line of said 1.831 acre tract the following calls:

In a northerly direction with said non-tangent curve to the left for an arc distance of 475.82 feet to a one-half inch iron rod set for corner;

North 14° 07' 16" West, a distance of 385.45 feet to a one-half inch iron rod set for corner at the beginning of a curve to the right having a central angle of 16° 38' 51", a radius of 1,140.00 feet and a chord bearing and distance of North 05° 47' 51" West, 330.07 feet;

In a northerly direction along said curve to the right an arc distance of 331.23 feet to a one-half inch iron rod set for corner;

North 02° 31' 35" East, a distance of 152.66 feet to a one-half inch iron rod set for the northwest corner of said Carter-Crowley tract, same being the south line of said Donald J. Carter tract;

THENCE North 87° 40' 53" East, leaving the east Right-Of-Way line of said 1.831 acre tract and along the south line of said Donald J. Carter tract a distance of 1,316.83 feet to the POINT OF BEGINNING and containing 57.694 acres of land, more or less.

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Filed for Record in:  
DENTON COUNTY, TX  
CYNTHIA MITCHELL, COUNTY  
CLERK

On Feb 25 1999  
At 3:06pm

Doc/Num : 99-R0018129  
Doc/Type : DEC  
Recording: 35.00  
Doc/Regt : 6.00  
Receipt #: 7637  
Deputy - MARY

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Declaration of Covenants, Conditions and Restrictions  
for  
Bakers Branch Estates 012423

1.5 Declarant shall mean and refer to Bakers Branch Estates, Ltd., its successors and assigns who are designated as such in writing by the Declarant, and who consent in writing to assume the duties and obligations of the Declarant with respect to the Lots acquired by such successor and/or assign.

1.6 Declaration shall mean and refer to this Declaration of Covenants, Conditions and Restrictions for Bakers Branch Estates and any amendments, annexations and supplements thereto made in accordance with its terms.

1.7 Home, Dwelling or Residence shall mean and refer to any residential unit, situated upon any Lot, including the parking garage utilized in connection therewith and the Lot upon which the Home, Dwelling or Residence is located.

1.8 Lienholder or Mortgagee shall mean the holder of first mortgage lien, either on any Home and/or any Lot.

1.9 Lot shall mean and refer to that portion of the Property consisting of 57.694 acres of land located in Flower Mound, Denton County, Texas, comprising one hundred seventeen (117) Lots with the exception of the Common Areas and areas deeded to a governmental authority or utility, together with all improvements thereon.

1.10 Member shall mean and refer to every person or entity who holds membership in the Association.

1.11 Owner shall mean and refer to the record owner, including the Declarant, whether one (1) or more persons or entities, of the fee simple title to any Lot, including the home builder, but shall exclude those having an interest, merely as security for the performance of an obligation. However, the term "Owner" shall include any lienholder or mortgagee who acquires fee simple title to any Lot which is part of the Property, through deed in lieu of foreclosure or through judicial or nonjudicial foreclosure.

1.12 Property, Premises or Development shall mean and refer to the real property described in Exhibit "A," known as Bakers Branch Estates and such additions thereto as may be brought within the jurisdiction of the Association and be made subject to this Declaration.

1.13 Town shall mean and refer to the Town of Flower Mound, Denton County, Texas.

ARTICLE 2  
BAKERS BRANCH ESTATES HOMEOWNERS' ASSOCIATION

2.1 Establishment of Association. The formal establishment of the Bakers Branch Estates Homeowners' Association will be

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accomplished by the filing of the Articles of Incorporation of the Bakers Branch Estates Homeowners' Association with the Secretary of State for the State of Texas and the subsequent issuance by the Secretary of State of the Certificate of Incorporation of the Bakers Branch Estates Homeowners' Association.

2.2 Adoption of By-Laws. Bylaws for the Bakers Branch Estates Homeowners' Association will be established and adopted by the Board.

2.3 Membership. The Declarant and every other owner of a Lot, including any successive buyer[s], shall automatically and mandatorily become a member of the Association. Membership shall be appurtenant to and shall not be separated from ownership of any Lot. Every member shall have the right at all reasonable times during business hours to inspect the books of the Association.

2.4 Voting Rights. The Association shall have two [2] classes of voting membership:

[a] Class A. Class A Members shall be all Owners, except Declarant, and shall be entitled to one [1] vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members, but the vote for such Lot shall be exercised as they among themselves determine, and in no event shall more than one [1] vote be cast with respect to any Lot.

[b] Class B. The Class B Member shall be the Declarant who shall be entitled to three [3] votes for each unoccupied Lot it owns. The Class B membership shall cease and terminate upon the conveyance by Declarant of the last Lot owned by the Declarant.

[c] Suspension. All voting rights of an Owner shall be suspended during any period in which such Owner is delinquent in payment of any assessment duly established pursuant to this Article or is otherwise in default hereunder or under the By-Laws or rules and regulations of the Association and such suspension shall apply to the proxy authority of the voting representative, if any.

[d] No Cumulative Voting. At all Association meetings there shall be no cumulative voting. Prior to all meetings, the Board shall determine the total number of votes outstanding and the Members entitled to vote.

2.5 Notice and Quorum. Written notice of any meeting called for the purpose of taking any action authorized herein shall be sent to all Members, or delivered to their Residences, not less than fifteen [15] days nor more than sixty [60] days in advance of the meeting. At any such meeting called, the presence of Members

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or of proxies of voting representatives entitled to cast two-thirds [2/3] of the votes of the Association shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at such subsequent meeting shall be two-thirds [2/3] of the quorum requirement for such prior meeting. The Association may call as many subsequent meetings as may be required to achieve a quorum [the quorum requirement being reduced for each such meeting]. No such subsequent meeting shall be held more than sixty [60] days following the preceding meeting.

2.6 Funding Subject to the terms of this Article, Declarant, for each Lot owned by Declarant, hereby covenants to pay, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, covenants and agrees to pay to the Association: [1] annual assessment or charges, and [2] special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. Such assessments will remain effective for the full term [and extended term, if applicable] of this Declaration. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of such Lot at the time the assessment fell due. The personal obligation for delinquent assessments shall not pass to the successors in title of such Owner unless expressly assumed by them.

2.7 Assessments

[a] Lots Owned by Class Members-Homeowners. Subject to the terms of this Article, each Lot is hereby subject to an initial maximum maintenance charge of twenty-five dollars [\$25.00] per month, or three hundred dollars [\$300.00] per annum, [until such maintenance charge shall be increased or decreased by the Board] for the purpose of creating a fund to be designated and known as the "maintenance fund," which maintenance charge and assessment will be paid by the Owner or Owners of each Lot in advance in quarterly, semi-annual, or annual installments, commencing as to all Lots upon the establishment of the Association pursuant to Section 1 of Article 2 hereof. The rate at which each Lot will be assessed, and whether such assessment shall be payable quarterly, semi-annually, or annually, will be determined by the Board at least thirty [30] days in advance of each affected assessment period. Said rate may be increased or decreased from time to time by the Board as the needs of the Association may, in the judgment of the Board, require. The assessment for each Lot shall be uniform. The Association shall, upon written demand and for a reasonable charge,

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furnish a certificate signed by an officer of the Association setting forth whether or not the assessment has been paid for the assessment period. Otherwise, the member's cancelled check will serve as a receipt.

[b] Lots Owned by Declarant. So long as there is a Class B membership as set forth in subsection [b], Section 4 of Article 2, the Declarant shall pay the same assessment per Lot charged to other Owners for each Lot owned by Declarant.

[c] Purpose of Maintenance Fund. The Association shall establish a maintenance fund composed of Owners' annual maintenance assessments and shall use the proceeds of such fund in providing for normal, recurring maintenance charges for the Common Maintenance Areas for the use and benefit of all Members of the Association. Such uses and benefits to be provided by the Association may include, by way of clarification and not limitation, any and all of the following: normal, recurring maintenance of the Common Maintenance Areas [including, but not limited to mowing, edging, watering, clipping, sweeping, pruning, raking, and otherwise caring for the existing landscaping] and the improvements to such Common Maintenance Areas, such as sprinkler systems, and private streets, if any, provided the Association shall have no obligation [except as expressly provided hereinafter] to make capital improvements to the Common Maintenance Areas; payment of all legal and other expenses incurred in connection with the enforcement of all recorded covenants, restrictions, and conditions affecting the property to which the maintenance fund applies; payment of all reasonable and necessary expenses in connection with the employment of security guards or watchmen, if any, caring for vacant lots; and any other necessary or desirable act, in the opinion of the Board, to keep the Property neat and in good order, or which is considered of general benefit to the Owners or occupants of the Property, it being understood that the judgment of the Board in the expenditure of said funds and the determination of what constitutes normal, recurring maintenance shall be final and conclusive so long as such judgment is exercised in good faith. The Association shall, in addition, establish and maintain an adequate reserve fund to ensure the continuous and perpetual use, operation, maintenance, and/or supervision of all facilities, structures, improvements, systems, areas or grounds that are the Association's responsibility. The reserve fund shall be established and maintained out of regular annual assessments.

[d] Special Assessment for Working Capital Fund, Nonrecurring Maintenance and Capital Improvements. In addition to the annual assessments authorized above, the Association may levy special assessments for the purpose of defraying, in whole or in part, the cost of any nonrecurring

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ARTICLE 8  
USE RESTRICTIONS

8.1 Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done which may be or may become an annoyance or nuisance to the Property, or Lot, or Dwelling, or any part thereof.

8.2 Development Activity. Notwithstanding any other provision herein, Declarant and its successors and assigns shall be entitled to conduct on the Property all activities normally associated with and convenient to the development of the Property and the construction and sale of the Dwelling on the Property.

8.3 Temporary Structures. No structures of a temporary character, including, without limitation, any trailer, shack, garage, barn, motor home or mobile home or other outbuilding, shall be used on any Lot at any time as a residence, either temporarily or permanently.

8.4 Signs and Picketing. No sign of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Dwelling, fence or other improvement upon such Lot so as to be visible from public view except the following:

[a] For Sale Signs. An Owner may erect one [1] sign not exceeding 2' x 3' in area, fastened only to a stake in the ground and extending not more than three [3] feet above the surface of the ground advertising the Property for sale.

[b] Declarant's Signs. Signs may be erected by the Declarant.

[c] Political Signs. Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs shall not be erected more than ninety [90] days in advance of the election to which they pertain and are removed within fifteen [15] days after the election.

[d] Contractor Signs. Contractor signs may remain for the duration of the contracted work up to forty-five [45] days.

[e] Board Authorized Signs. Such signs as recognition of outstanding yards.

[f] Special Occasion Signs. Such signs as pertinent to the Homeowner.

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In addition to the foregoing, to protect the safety and harmony of the community, no person shall engage in picketing on any Lot, easement, right-of-way or Common Area within or adjacent to the Property, nor shall any vehicle parked, stored or driven in or adjacent to the Property bear or display any sign, slogans, symbols, words or decorations intended to create controversy, invite ridicule or disparagement, or interfere in any way with the exercise of the property rights, occupancy or permitted business activities of any Owner or Declarant.

8.5 Campers, Trucks, Boats and Recreational Vehicles. No campers, commercial vans and trucks, trailers, boats, boat trailers, recreational vehicles and other types of non-passenger vehicles, equipment, implements or accessories may be kept on any Lot unless the same are fully enclosed within the garage located on such Lot and/or said vehicles and accessories are screened from view by a screening structure or fencing and said vehicles and accessories are in an operable condition.

8.6 Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

8.7 Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

8.8 Sight Distance and Intersections. No fence, wall, hedge, shrub planting or other obstruction to view in excess of two feet [2'] in height on any corner Lot within the triangular area formed by the street right-of-way lines and a line connecting them at points twenty-five feet [25'] from the intersection of the right-of-way lines, or in the case of a rounded property corner, from the intersection of the right-of-way lines. The same sight line limitations shall apply on any Lot within ten feet [10'] from the intersection of a street right-of-way line with the edge of a driveway pavement edge or alley right-of-way line. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

8.9 Parking in Common Maintenance Area. No vehicles, trailers, implements or apparatus may be driven or parked in the Common Maintenance Area or on any easement, except as needed for maintenance or repair of area.

8.10 Commercial or Institutional Use. No Lot, and no building erected or maintained on any Lot, shall be used for manufacturing,

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industrial, business, commercial, institutional or other non-residential purposes.

8.11 Building Standards. No building shall be erected or maintained on any Lot unless it complies with all applicable standards, including any governmental ordinances.

8.12 Detached Buildings. No detached accessory buildings, including, but not limited to, detached garages and storage buildings, shall be erected, placed or constructed upon any Lot without prior consent of the Association or Architectural Control Committee.

8.13 Fences. No fence, wall or hedge shall be erected or maintained on any Lot nearer to the street than the building lines for the front and side yards.

8.14 Antennae and Satellite Dishes. No Owner may erect or maintain a television or radio receiving or transmitting antenna, satellite dish, or similar implement or apparatus greater than one [1] meter in diameter upon any Lot unless such apparatus is erected and maintained in such a way that it is screened from view of any house erected on a Lot beside, behind or in front of such Lot.

8.15 Chimneys. All fireplace flues, smoke stacks, and spark arrestors shall be completely enclosed and concealed from public view in finished chimneys of materials architecturally compatible with the principal finish material of the exterior walls of the Dwelling.

8.16 Clothes Hanging Devices. Permanent exterior clothes hanging devices shall not be permitted.

8.17 Window Treatment. No aluminum foil, highly reflective film or similar treatment shall be placed on windows or glass doors.

ARTICLE  
ANNEXATION

9.1 Annexation by Declarant. At any time during the initial term of this Declaration, the Declarant may, after first obtaining written consent from a duly authorized representative of the Town, annex additional property to this Declaration to be subject to the terms hereof to the same extent as if originally included herein and subject to such other terms, covenants, conditions, easements and restrictions as may be imposed thereon by Declarant. Annexation shall be evidenced by a written Declaration of Annexation executed by Declarant setting forth the legal description of the property being annexed and the restrictive covenants to be applied to such annexed property.

Return to: 5013 01228

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed on its behalf, attested and its corporate seal to be hereunto affixed as of the day and year first above written.

DECLARANT:

BAKERS BRANCH ESTATES LTD.  
a Texas limited partnership

By: BBE, Ltd., its general partner

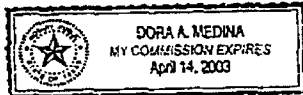
By: Gerault Road, Inc., a Texas corporation and its general partner

By: Mary R. Perkins

STATE OF TEXAS  
COUNTY OF DENTON ~~DALLAS~~

The foregoing instrument was acknowledged before me on this 30 day of January, 2002, by Mary R. Perkins of Gerault Road, Inc. a corporation on behalf of said Limited Partnership as the General Partner of Bakers Branch Estates, Ltd.

Dora A. Medina  
Notary Public in and for the State of Texas



5013 01229

Return to: Mary R. Perkins  
1405 Basil Drive  
Flower Mound, TX  
75028

Filed for Record in:  
DENTON COUNTY, TX  
CYNTHIA MITCHELL, COUNTY CLERK

On Jan 30 2002  
At 12:42pm

Receipt #: 5826  
Recording: 19.00  
Doc/Mgst: 6.00  
Doc/Num: 2002-R0012423  
Doc/Type: DEC  
Deputy: Felicia