

DECLARATION OF PROTECTIVE COVENANTS (Unit 32) (Mobile Homes)  
FORT CLARK SPRINGS ASSOCIATION, INC.

This Declaration is made this 19 day of May, 1984 by UVALDE COUNTY TITLE COMPANY, Trustee, and FORT CLARK SPRINGS ASSOCIATION, INC., a Texas non-profit corporation, having their principal places of business respectively in the City of Uvalde, Uvalde County, Texas, and in the City of Brackettville, Kinney County, Texas, hereinafter collectively referred to as the "Declarant."

WHEREAS, the Declarant is the owner of that real property described as Blocks A-E inclusive, as shown on Unit 32 of the plat entitled Fort Clark Springs Unit 32 filed of record in Volume 2 Pages 4-6 of the Plat Records in the Office of the County Clerk of Kinney County, Texas, and

WHEREAS, the Fort Clark Springs Association, Inc., herein referred to as the "Association" in accordance with the provisions of that certain Declaration of Protective Restrictions The Fort Clark Springs Association, Inc., hereinafter referred to as "Association Restrictions," recorded in Volume A-43, Pages 615-626 inclusive of Deed Records in the Office of the County Clerk of Kinney County, Texas, is about to make available to a Member of Fort Clark Springs Association, Inc., the above-described property and desires to subject the same to certain protective covenants, conditions, restrictions, and reservations, hereinafter referred to as "Conditions" between it and the acquirer of the said property;

WHEREAS, it is in the best interest of Fort Clark Springs, the Fort Clark Springs Association, Inc., and each of its members that the said property and the improvements thereon be continually maintained and improved so as to, at all times, be complementary to and compatible with its environment.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: that Declarant hereby certifies and declares that it has been established and does hereby establish a general plan for the protection, maintenance, development and improvement of said property, and that Declarant has fixed and does hereby fix the protective Conditions upon which said property or any portion thereof shall be held, leased or sold, and/or conveyed by it as such owner, and which shall run with the land and bind the respective successors in interest thereof.

Notwithstanding anything herein to the contrary, in the event of any inconsistency between the "Conditions" herein contained and the provisions of the aforesaid "Association Restrictions," the latter and any amendments thereto shall control and these Conditions shall be subservient thereto.

SAID CONDITIONS ARE AS FOLLOWS:

1. Except as otherwise herein provided, these Conditions shall run with the land and shall be binding upon the parties and all persons claiming under them until twenty (20) years from the date hereof, at which time said Conditions shall be automatically extended for successive periods of ten (10) years unless Declarant and a minimum of 2/3 of the owners of said property jointly agree to change said Conditions in whole or in part.

2. Architectural Committee: An Architectural Committee, herein referred to as "Committee" is hereby created to administer the restrictions and high standards of development and maintenance. Declarant reserves for the Committee the power to control the use of said property, the improvements thereon and the maintenance thereof, and to control the construction of all residences, cabanas, porches, breezeways, buildings, swimming pools, fences, walls, wall copings, and other improvements (hereinafter collectively called "improvements") placed on said property and to make such exceptions to the Conditions as the Committee shall deem advisable, and to adopt, establish and administer such rules and regulations governing the use and maintenance of said property and the improvements thereon as the Committee may deem necessary and appropriate. The Committee shall consist of those individuals designated and appointed by the Board of Directors of the Fort Clark Springs Association, Inc. The Association may at any time and from time to time designate and appoint successor members of the Committee.

The names of the designated and appointed members of the Committee shall be available for inspection at the Office of the Board of Directors of the Association in Brackettville, Texas or at such other place in the County of Kinney as the Association may determine.

3. Approval by Architectural Committee: No improvements shall be placed or constructed on said property until the working drawings therefor have been approved in writing by the Committee; no remodeling, painting, or exterior reconstructions or addition to a structure shall be commenced without like approval in writing before said remodeling, painting of new colors or reconstruction begins, but approval shall not be required for repairs. No other improvements on said property shall be commenced, unless the plans are approved in writing by the Committee. No substantial change shall be made in the elevation of any portion of the lots without prior written approval of the Committee. The Committee in passing on requests for approval shall consider, without being limited to, the location, form, texture, color, overall dimensions, and exterior appearance or other improvements. Working drawings submitted for approval shall include floor plans, complete elevations, color and finish schedules, landscaping, specifications and plot site development plans.

4. Residential Use: Said property shall be and hereby is designated for single-family residential use and may be improved, used and occupied for one-family purposes together with the necessary and permitted accessory buildings located on the same property as the residence for such uses as garages, cabanas, porches, slabs or decks.

No rooms within any of the improvements situated on said property covered hereby shall be let or sublet. However, nothing herein shall prohibit any of the improvements situated on said property to be let or sublet in their entirety.

5. Mobile Home and Accessory Structures: All lots are designated as "Single Family Residential Lots" and may be used and occupied for no purpose other than a mobile home site together with necessary and permitted accessory structures for such uses as patio, porch, slab or deck, carport, or storage buildings. "Mobile Home," for the purpose of the CC&R shall contain a minimum of 600 square feet of total living space, shall include within its walls a kitchen and complete bath facilities, shall not be over one story in height, and shall be no more than five years old at the time of entrance to Fort Clark Springs. Each lot shall be improved in its entirety with landscaping and surfacing composed of concrete, asphalt, gravel, grass or other dust-free material approved by the Architectural Committee. Such lot surfacing must be started within six (6) months of notification that performance on the lot is required and complete within sixty (60) days thereafter. Any detached accessory buildings shall not exceed 10% of the total lot area in floor space with maximum height of 11 feet, and the roof overhang shall not exceed more than 12 inches into the five (5) foot setback line. Required approval and permits must be obtained prior to start of construction or placement of any improvement on lot.

6. Placement of Mobile Home and Utility Connections: No mobile home or other structure, with the exception of driveway or parking pad, will be placed within twelve (12) feet of the front curb line or within five (5) feet of any other lot line. Pier foundations shall be installed directly under the main frame (or Chassis) of the mobile home. The piers shall not be further apart than ten (10) feet on centers, and the main frame, front or face, shall not extend further than one (1) foot beyond the center line of the piers. All grass or organic material shall be removed and the pier foundation placed on stable soil. The pier foundation shall be a 16"x16"x4" solid concrete pad, precast or poured in place. Piers must be constructed of regular 8"x8"x16" concrete blocks, open cells or solid (with open cells vertical) or in combination with 2"x8"x16" solid concrete blocks meeting ASTM-C90-70-Grade (N) standards placed above the foundation blocks. Wood plates 1"x8"x16" shall not be less than one (1) inch nor more than two (2) inches vertical thickness. Hardwood shims may be fitted and driven tight between the wood plate and main frame, to take up no more than one (1) inch of vertical height. Piers shall be installed perpendicular to the I-beam. The use of four-legged metal stands with a proper paint coat may be used in the State of Texas as a substitute for the concrete blocks or pads presently outlined in the Act as long as the engineering certification shows that the metal stands will withstand the same mobile home pressures

specified for concrete blocks. The metal stands must be used with a surface pad or plate constructed to meet current standards. A paint coat system that will withstand corrosion and decay compatible to the Gulf Coast area is a requirement. Manufacturers must submit for approval by the Department of Labor and Standards a quality control procedure that will ensure the stability of the surface preparation of the metal stands. All piers over thirty (30) inches in height (measured from top of foundation block to the I-beam) shall be double tiered with blocks interlocked and capped with a 4"x16"x16" solid concrete block and cushioned with wood blocking as required. Piers not to exceed 48" in height unless designed by a registered professional engineer or architect.

Skirting of the complete undercarriage is required and must be approved and put in place within one (1) month of placement of mobile home on lot.

An approved trap and clean-out must be installed in the sewer line between the lot line and the mobile home.

All utility lines and such connections must be approved by the Association inspector prior to being covered.

7. Parking of Vehicles: Parking of owner vehicles (including automobiles, campers, trailers, motorcycles, bicycles, boats, etc.) will be off street on lot and shall be restricted to operable vehicles that carry required state license. No major repairing or overhauling of motor vehicles shall be permitted on lot, street or common area. Recreational Vehicles may not be occupied except on a short term basis to accommodate guests.

8. Driveway Improvements: Each lot owner shall be granted an encroachment easement to connect a driveway with the street paving. Such connection will be asphalt or concrete construction. Culverts or low water crossings must be used to cross for ditches. Culvert size and flow line of water will be determined by the Association. The owner is responsible for installation and cost of culverts. The type of culvert must be approved by the Association and may vary depending on amount of cover over the culvert.

9. Fencing: No fences shall be built in front of the front building setback line(s). Decorative fences not exceeding 2 feet in height may extend in front of the building setback line(s).

10. Utility Easements: Some lots have a 5 foot utility easement across the rear of the lot. No structures, except fences, may be placed on the utility easement. If removal of a fence is necessary for access by utility company they must be removed and replaced at the owner's expense.

11. Subdividing: No lot in Unit 32 shall be subdivided. If two lots are used and improved as one residence with improvements across the connecting lot line, such lots will be limited to a single family residence.

12. Radio - T.V. Antenna: No radio or television antenna shall be erected, placed or allowed to remain on said property or on any improvements constructed thereon, that do not meet the standards as adopted by the Board of Directors.

13. Signs: Except for signs used initially to sell lots in this subdivision by NATT, Inc., no signs, advertisements, billboards or advertising structures of any kind may be erected or maintained on said property, provided, however, that permission is hereby granted for the erection and maintenance of not more than one advertising board which advertising board shall not be more than three (3) square feet in size and shall be used for the sole and exclusive purposes of advertising for sale or lease the property upon which it is erected.

14. Animals: No animals other than household pets, not to exceed four (4) shall be kept, and all such animals shall be leashed or confined behind walls or fencing.

15. Maintenance: The property and improvements thereon shall be continually maintained and improved so as to, at all times, be complementary to and compatible with its surrounding environment, and shall be used and constructed so as not to be annoying or unsightly or a nuisance or constitute a violation of the Association's restrictions or disturb the peace and comfort of others. No refuse or junk of any kind shall be kept on said property.

16. All tanks, if not buried, and all clotheslines, garbage cans, equipment, and storage piles shall be concealed from the view of neighboring properties, streets and other common spaces. Fences, hedges, lattice-work, screening or other barriers shall be approved in writing by the Architectural Committee prior to construction of same.

17. Sanitation: No garbage and waste shall be kept unless kept in fly-rodent, and scavenger-tight containers. Garbage and waste shall be disposed of in accordance with good sanitary practices as established by the Association, local, state and federal authorities.

There shall be no burning of refuse, nor shall garbage incinerators be allowed on said property. Outdoor toilet facilities shall not be placed nor be allowed to remain on said property.

Water shall not be used other than for domestic use.

18. Electronic Equipment: No owner or operator of electronic equipment may erect a receiving or sending mast or antenna without prior approval of the Committee and the local governing body. No equipment generating electromagnetic energy which may interfere with communication reception shall be permitted unless equipped with an adequate suppressor.

19. Remedies for Violation: Association or the Committee may take appropriate action to compel compliance with the terms hereof or prevent the violator of any of the Conditions. Without limiting the generality of the foregoing, if there is placed on said property any improvement which is in violation of these Conditions, or if any improvement which is in violation of these Conditions is permitted to remain, or if said property is not kept free from refuse, junk, excessive growth or objects, or is used in a way which is annoying or unsightly or disturbs the peace and comfort of others, then, after giving the owner or occupier written notice, the Association may enter said property and abate or remove the same at the expense of the owner. Any such entry and abatement or removal shall not be deemed a trespass.

20. "Notice" as used in these covenants shall mean written notice, postage prepaid, placed in the United States mail.

21. Enforcement of these Conditions shall be by proceedings at law and/or in equity against any person or persons violating or attempting to violate any covenants to restrain violation and/or recover the damages. But the breach of any said Conditions shall not defeat or affect the lien of any mortgage or deed of trust made in good faith and for value upon said land, but such Conditions shall be binding upon and effective against any owners of said premises whose title thereto is acquired by foreclosure, Trustee's sale or otherwise.

22. Waiver and Severability: The failure promptly to enforce any of these Conditions shall not bar their enforcement or be considered a waiver. The invalidation of any one or more of these Conditions shall not affect any of the other Conditions, but they shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarants have caused their corporate names and seals to be affixed hereto this 5<sup>th</sup> day of May, 1984.

UVALDE COUNTY TITLE COMPANY, TRUSTEE

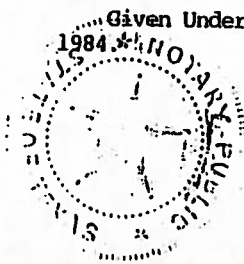
BY: [Signature]  
President

FORT CLARK SPRINGS ASSOCIATION, INC.

BY: [Signature]  
President

THE STATE OF TEXAS X  
COUNTY OF UVALDE X

Before me, the undersigned authority, on this day personally appeared THAD H. MARSH, President of Uvalde County Title Company, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation, as such Trustee.

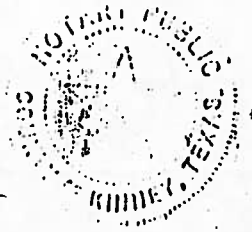


Given Under my hand and seal of Office on this the 5th day of June, 1984.

Betty J. Longmire  
Notary Public in and for Uvalde County, Texas  
My Commission Expires April 30, 1985

THE STATE OF TEXAS X  
COUNTY OF KINNEY X

Before me, the undersigned authority on this day appeared DONALD A. SWANSON, President of the Fort Clark Springs Association, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity herein stated and as the act and deed of said corporation.



Given under my hand and seal of office on this the 7 day of June, 1984.

Genevieve Hobbs  
Notary Public in and for Kinney County, Texas  
My Commission Expires 4/27/85

NO. 27,200  
Filed For Record in my Office  
This 27th day of June, 1984  
Dolores Raney  
County Clerk, Kinney County, Texas  
Deputy

Vol. A-69, pages 358-362

A 100—Certificate of Record—Class 1 FOR SALE BY STAFFORD-LONDON CO. FORT WORTH 1983 Texas Standard Form

THE STATE OF TEXAS,  
County of Kinney }  
I, Dolores Raney, Clerk of the  
County Court in and for said County, do hereby certify that the foregoing DECLARATION OF PROTECTIVE  
RESTRICTIONS, UNIT 32, FCSA  
dated 5th day of June, 1984, with its certificates of authentication, was filed for  
Record in my office the 27th day of June, 1984, at 2:05 o'clock P. M., and duly  
Recorded the 31st day of July, 1984, at 9:10 o'clock A. M., in DEED Record  
of said County in Vol. A-69 on Page 358-362  
WITNESS my hand and the seal of the County Court of said County, at office in Brackettville,  
Texas, the day and year last above written.  
By Lily Schwanda Deputy. Dolores Raney Clerk,  
County Court, Kinney County.