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| | Hidden Hills Harbor Property Owners' Association | Date Ratified January 8, 2022 |
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SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS

HIDDEN HILLS HARBOR SUBDIVISIONS

SECTIONS A, B, C, D

1. There shall be established an Architectural Control Committee composed of three (3) members appointed by Hidden Hills Harbor Association Board of Directors to protect the owners of lots in these Subdivisions against such improper use of lots as will depreciate the value of their property, to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to obtain harmonious architectural schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes and placement of attractive mobile homes thereon, with appropriate locations thereof on lots; to secure and maintain proper setback's from streets and adequate free spaces between structures; and, in general, to provide adequately for a high type of quality of improvements in said property and thereby to enhance the value of investments made by purchasers of lots therein.

The undersigned, the Architectural Control Committee, and the officers and members thereof shall not be deemed to have assumed any liability with regard to any undertaking by consequence of its enactment and enforcement of, or failure to enact or enforce minimum standards for, any improvements, and no act or omission shall be construed to impose any liability upon the undersigned, said Architectural Control Committee, or the officers and members thereof for damages which any grantee may sustain.

2. Subject to the provisions of numbered paragraphs 9 and 10 hereof, all lots are restricted to use for single Family residential purposes only and no buildings shall be erected or maintained on any residential lot in said Subdivisions other than a private residence, a private boathouse, and a private garage for the sole use of the owner or occupant. No business or business operations shall be allowed in any subdivision of Hidden Hills Harbor. Violators will be subject to fines.
3. Subject to the provisions of numbered paragraphs 9 and 10 hereof, no existing building or structure of any kind and no part of an existing building or structure shall be moved onto, placed on, or permitted to remain on any lot. All construction must be of new material, (except stone, brick, inside structural material, or other materials used for antique decorative effect if such use is approved in writing by the Architectural Control Committee) and no sheet metal or tar paper type roof or siding materials will be used on

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any structure, and all buildings other than boathouses shall be completely under pinned with no piers or piling exposed to view. No natural drainage shall be altered, nor shall any drainage ditch, culvert, or drainage structure of any kind be installed nor altered, nor shall any curb nor other such impediment to the flow of water be installed nor altered, without prior written consent of the Architectural Control Committee.

4. No building exceeding two (2) stories in height shall be erected on any lot, and each residence, subject to paragraph 9 and 10 hereof, shall have a minimum floor area of 900 square feet, exclusive of porches, stoops, open or closed carports, patios, and or garages and any mobile home or manufactured home transported in must not be older than five (5) years and uphold the quality and aesthetics set forth in these Regulations so as not to devalue another resident's property.

5. No building, fence, or other structure or improvements shall be erected, placed or altered on any lot until two (2) copies of the construction plans and specifications, including specifications of all exterior materials and a plan showing the proposed location of the structure, have been submitted to and approved in writing by the Architectural Control Committee as to harmony of external design with existing structures and as to location with respect to topography and finish grade of elevation. If construction is not commenced within eight (8) months of such approval, the approval shall be null and void unless an extension is granted in writing.

6. Fences shall be permitted to extend to the rear and front lot lines and to the side lot lines, but without impairment of the easements reserved and granted in the restrictions. Fencing material is limited to fencing wood, wrought iron, pipe and coated chain link. Maximum fence height is six (6) feet in back yards and three (3) to four (4) feet in front yards and must not obstruct views. All fences must be approved by the Architectural Control Committee prior to installing.

7. No building shall be located nearer to the side street line than ten (10) feet, or nearer to the side lot line or rear lot line than five (5) feet. "Side lot line" as used in this paragraph, in respect to any two (2) or more contiguous whole and/or fractional lots owned by (and/or under a contract to be conveyed by Hidden Hills Harbor) the same person or persons and used as a single building site, shall thereafter mean each and/or either of the two (2) outermost side lot lines considering said contiguous whole and/or fractional lots As one (1) lot, if the combined width of said contiguous whole and/or fractional lots is at least fifty (50) feet at the widest portion thereof, but no other use may be made of any lot or fractional

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lot to the extent it has been grouped to alter these minimum setback requirements. o building shall be located nearer to the front lot line than fifteen (15) feet.

8. No livestock, poultry or large animal of any kind may be kept on any property.

Dogs must be kept in a kennel, dog run, or fenced area that confines said dog(s) to that area. No breeding or other for-profit dog operation shall be allowed. Dogs will not be permitted to run loose and must be vaccinated for rabies according to State Law once a year and registered with Henderson County once a year.

9. No outbuilding or garage, other than a boathouse or a tool house shall be erected on any lot before a residence is constructed thereon, and no outbuilding, boathouse, tool house, basement or garage erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any shack be placed on any lot, nor shall any residence of a temporary character be permitted. Camping on lots will only be permitted with written permission from a member of the Architectural Control Committee. Camping equipment shall not be abandoned or left unattended for more than 24 hours, property owners shall keep their lots clear and dispose of all refuse, lots must be completely razed and clean before departure, no one will be allowed to camp on his lot(s) for a continuous period as long as one (1) week without obtaining another permit from a member of the Architectural Control Committee. Motor homes and travel trailers must be connected to an approved septic tank if left on the lot for seven (7) successive days or longer. Mobile homes and structures and buildings adjacent or supplemental thereto may be placed and used upon any lot only if same have been inspected by, and prior written approval of same has been granted by the Architectural Control Committee. An approved septic tank must be installed for each mobile home, each residence of any kind and each travel trailer and all sanitary plumbing and facilities must conform to the requirements of the Health Department of the county, the State of Texas and the Texas Water Quality Board, prior to occupancy.

10. Easements are reserved along and within five (5) feet of the rear lines (except for those rear lines coinciding with Tarrant County Water Control and Improvement District No. 1 boundry line of Cedar Creek Lake), and within five (5) feet of the front lines and side lines, of all lots under these Subdivision Restrictions in these subdivisions for the construction, operation and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, gas lines, telephone, water lines, sanitary and storm sewers, road drains and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines (which easement to trim shall extend beyond said five (5) feet), with right of ingress to and egress from across said premises to employees of said utilities, including, without limitation, Trinity Valley

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Electric Cooperative, Inc. To the extent neither said construction, operation nor maintenance of any of the items mentioned in the next preceding sentence has commenced along any respective lot, "side lines of all lots" as used in this paragraph, in respect to any two (2) or more contiguous whole and/or fractional lots owned by (and/or under a contract to be conveyed by, Hidden Hills Harbor) to the same person or persons and used as a single building site, shall thereafter mean each and/or either of the two (2) outermost side lot lines considering said contiguous whole and/or fractional lots is at least fifty (50) feet at the widest portion thereof.

It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables by such pole lines pass over some portion of said lots not within the easements as long as such lines do not hinder the construction of buildings on any lots in the Subdivisions.

11. No outside toilet or privy shall be erected or maintained in the subdivisions. The materials installed in, and the means and methods of assembly of, all sanitary plumbing shall conform to the requirements of the Health Department of Henderson County and the State of Texas.
12. Any building, structure or improvement, commenced upon any lot shall be completed as to exterior finish and appearance, within six (6) months from the commencement date. No lot or portion of any lot shall be used as a dumping ground for rubbish or trash, nor for storage of items or materials (except during construction of a building), and all lots shall be kept clean and free of any boxes, rubbish, trash, or other debris. Hidden Hills Harbor Association shall have the right to enter the property where a violation exists under this paragraph and remove the incomplete structure or other items at the expense of the offending party.
13. No lot shall be further subdivided except that fractions of lots may be separated to add to space of whole lots if the combination of whole and fractional lots is used as a single building site and if all other provisions of these Subdivision Restrictions are complied with. No lot or any part of a lot shall be used for a street, access road or public thoroughfare without the prior written consent of Hidden Hills Harbor Association, its successors and assigns.
14. If the owner of any lot in said Subdivisions, or any other person, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Subdivisions to prosecute any proceedings at law or in equity

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against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation, or both.

15. No 18-wheelers or Semi-trucks are allowed within these Subdivisions. Exceptions would be for deliveries and or construction. No overnight parking of any such vehicle is allowed within these Subdivisions. Violators are subject to fines.
16. Trash Dumpsters are provided for property owners who are current on payment of POA dues. These dumpsters are for trash only. **Do not** use the dumpster area to dispose of anything other than trash within trash bags. Violators are subject to fines.
17. No hunting is allowed in the Subdivisions; no discharge of handguns, rifles, shotguns or bows or cross bows are allowed.
18. No open fires will be allowed within Subdivisions unless such fires comply with Henderson County Rules and Regulations
19. All dues are payable on an annual basis on October 31st of each year. Any dues not paid by November 30th will have a \$5.00 late fee added. Any dues not paid by February 1st of the following year will have a lien filed against their property. If within thirty (30) days of February 1st, no arrangements have been made with the Association for payment of back dues, the Association has a right to pursue foreclosure procedures and any other legal remedies.
20. Hidden Hills Harbor boat docks are private boat docks specifically for Hidden Hills Harbor property owners. In order to obtain a key to the gates of the boat docks, you must be current on your POA dues. Gates are to remain locked at all times. Boat ramps are provided for launching of watercrafts. Swimming is allowed at your own risk. Swimmers should be courteous of those launching and retrieving watercraft. It is everyone's responsibility to keep the boat ramps free of trash and debris. Boat docks are closed from 10:00 p.m. until 4:00 a.m. Violators will be fined and banned from use of the boat docks.

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21. Invalidation of any one (1) or more of the covenants and restrictions by judgement of any Court shall in nowise affect any of the other covenants, restrictions and provisions herein contained, which shall remain in full force and effect.