

Lots. The term "dwelling" does not include single or double wide manufactured or mobile homes, or any old or used houses to be moved on the Lot or any log homes and said manufactured or mobile and used homes or log homes are not permitted within the Subdivision. All Dwellings except for Dwellings located on Lots designated in Section 3.01 (a) hereof, shall have a minimum of 2,400 square feet of living area, excluding porches, and be built with new construction materials. There shall be a minimum of 1,600 square feet of living area on the first floor of any multi-story home. Any building, structure or improvement commenced on any tract shall be completed as to exterior finish and appearance within twelve (12) months from the setting of forms for the foundation of said building or structure. Dwellings, garages, workshops and carports shall be of at least sixty-five (65%) percent masonry construction or its equivalent on its exterior wall area, unless another type of material is approved in writing by the Committee, (stucco, stone and brick are considered masonry). The roof of any Dwelling shall be constructed of either composition shingles, copper, tile, slate, standing seam metal or other material approved by the Architectural Control Committee and according to the guidelines adopted by the Committee, prior to construction. The use of sheet metal or similar material on the roof or exterior sides of any Dwelling other than as flashing is prohibited. As used herein, the term "residential purposes" shall be construed to prohibit mobile homes, trailers, modular or manufactured homes, pre-fabricated or log homes being placed on said Lots, or the use of said Lots for duplex houses, churches, condominiums, townhouses, garage apartments, or apartment houses; and no Lot shall be used for business, educational or professional purposes of any kind whatsoever, nor for any commercial or manufacturing purposes. Provided, however, an Owner may maintain a home office in a Dwelling with no advertising signs or regular visits by customers or clients. No log siding shall be used on exterior of any Dwelling.

(a) Detention Lakefront Lots. Dwellings on Detention Lakefront Lots (other than Lots 55 through 71, Block 4, of BENDERS LANDING, SECTION TWO) shall be subject to the same residential and construction standards as other lots except as follows:

- i) Dwellings on Detention Lakefront Lots (other than Lots 55 through 71, Block 4, of BENDERS LANDING, SECTION TWO) shall contain a minimum of 2,800 square feet of living area, excluding porches; and
- ii) The first floor of a multi-story Dwelling on a Detention Lakefront Lot (other than Lots 55 through 71, Block 4 of BENDERS LANDING, SECTION TWO) shall contain a minimum of 2,000 square feet of living area, excluding porches; and
- iii) Dwellings on Detention Lakefront Lots 55 through 71, Block 4 of BENDERS LANDING, SECTION TWO, shall contain a minimum of 4,000 square feet of living area, excluding porches; and
- iv) The first floor of a multi-story dwelling on Detention Lakefront Lots 55 through 71, Block 4 of BENDERS LANDING, SECTION 2, shall contain a minimum of 2,400 square feet of living area, excluding porches; and
- v) The rear exterior of Dwellings on Detention Lakefront Lots must be made of at least fifty (50%) percent brick, stone or stucco.

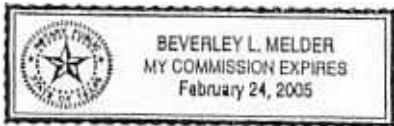
Except as hereinabove modified, the Original Restrictions, as amended, remain unchanged and continue in full force and effect, binding within the Subdivision in accordance with their terms and provisions.

Executed on this 8th day of March, 2004

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 8th day of March, 2004, by THOMAS E. LIPAR, President of LGI DEVELOPMENT CORP., General Partner of HOUSTON LIPAR, LTD., a Texas Limited Partnership, in the capacity therein stated on behalf of said Partnership.



Beverley L. Melder
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
HOUSTON LIPAR, LTD.
19221 I-45 SOUTH, SUITE 320
CONROE, TEXAS 77385

FILED FOR RECORD