

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF EDELWEISS ESTATES, PHASE ONE

THE STATE OF TEXAS

THE COUNTY OF BRAZOS

WHEREAS, Begonia Corporation, Inc., a Texas Corporation, hereinafter sometimes referred to as "Developer", is the owner of that certain tract or parcel of real property lying and being situated in the City of College Station, Brazos County, Texas, consisting of 11.3 acres of land, more or less, which is more fully described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes (the "Property"); and

WHEREAS, said 11.3 acre tract is a part of the 292.15 acre tract described in the Declaration of Covenants, Conditions and Restrictions for Edelweiss Estates and Rock Prairie Estates dated the 17th day of June, 1993, and filed for record under County Clerk's File No. 524070, Official Records of Brazos County, Texas, to which record reference is here made for all purposes, and the provisions which are hereby adopted as if fully incorporated herein; and

WHEREAS, Developer desires to set forth more detailed protective covenants, conditions, restrictions and charges for Edelweiss Estates Phase A-1, in addition to and supplemental to those imposed by said general covenants, conditions, restrictions and charges and also running with the land;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that said Edelweiss Estates Phase A-1 shall also be subject to the following:

ARTICLE I
RESIDENTIAL RESTRICTIONS

1.01 Residential Use. All Lots shall be improved and used solely for single family residential purposes and shall include a garage, fencing and such other Improvements as are necessary or customarily incident to residential use. No Owner shall occupy or use his Lot or any Improvements constructed thereon, or permit the same part thereof to be occupied or used for any purpose, including but not limited to religious and/or daycare facilities, other than as a private residence for the Owner, his family, guests and tenant. All Lots within the Property shall be used and improved solely for single family residential purposes, with no more than one (1) attached residential dwelling unit per Lot unless designated otherwise by Developer. Anything herein to the contrary notwithstanding, any Lot may be used or improved for greenbelt, open space and/or drainfield purposes.

1.02 Building Materials: Dwelling Size. All single family dwellings shall be constructed of, (as a minimum) materials of recognized standard construction quality, and all exteriors (exclusive of doors, windows and similar openings) shall be constructed of at least seventy-five percent (75%) masonry or other material specifically approved in writing by the Architectural Committee. Masonry includes ceramic tile, brick, rock and all other materials commonly referred to in the College Station, Texas area as masonry. Unless an exception is granted by the Architectural Committee, all single family dwellings shall contain not less than sixteen hundred (1600) square feet of enclosed living space, exclusive of porches (open or covered), decks, garages, and carports. Each residence shall include an enclosed attached or detached garage or other structure sufficient to meet the requirements of Section 3.22 above.

In all other respects, this Declaration ratifies, confirms and incorporates by reference, all of the provision of the Declaration filed for record under County Clerk's File No. 524070 Official Records of Brazos County, Texas.

IN WITNESS WHEREOF, Developer has executed this Declaration as of this 17th day of June, 1993.

BEGONIA CORPORATION, INC.

By: *James Crowell*

Name: James O. Crowell

Title: President

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 17th day of June, 1993 by James O. Crowell, President of Begonia Corporation Inc., a Texas corporation on, on behalf of said corporation.

Mary L. Aleiandre

Notary Public, State of Texas