

Exhibit A – Lot Restrictions

These “Lot Restrictions” are in addition to, and in case of conflict superior to, the restrictions of Stoneridge Lakes Subdivision – Section One, hereinafter referred to as “Section One Restrictions” and as recorded in the Brazoria County Deed Records #03038548. The definitions set forth within said Section One Restrictions shall apply to these additional Lot Restrictions.

1. No mobile home, HUD manufactured home, IHB modular home, factory built home or other move-on home shall be placed on this lot for a temporary or permanent dwelling, or for any other purpose. This provision shall not be construed to prevent the parking of a recreational vehicle on the premises for non-dwelling purposes as provided in the Section One Restrictions.
2. Any dwelling on this lot must be constructed on site, using new materials, and in accordance with the Guidelines established by the Architectural Review Committee. The dwelling shall not exceed two and one-half (2 1/2) stories in height and shall have an attached or detached garage for one (1) or more cars, but not more than three (3) cars. The dwelling shall have minimum of 1,200 square feet of heated and air-conditioned space, exclusive of garage, and porches. In the case of multi-story dwellings the minimum size shall be 1,600 square feet with not less than 1000 square feet of heated and air conditioned space in the first floor.
3. The foundation shall be a concrete slab or pier & beam construction. The minimum roof pitch shall be five (5) feet by twelve (12) feet and all roofs shall be covered with composition shingles of a quality equal to or exceeding 20-year warranty. The exterior materials shall consist of brick, stucco, stone, horizontal lap siding, or as otherwise approved by the ARC. The primary garage structure must match the dwelling in construction design, materials and color.
4. Dwelling and Garage must be constructed according to the current International Residential Code (IRC), International Code Council (ICC) or other appropriate code approved by the ARC and construction must be in compliance with current windstorm requirements.
5. Construction must not begin until plans have been presented to, and written approval obtained from, the Architectural Review Committee, as provided in the Section One Restrictions. Plans must be in compliance with the restrictions and current architectural guidelines of the ARC.
6. The grass on vacant lots, and lots during home construction, must be mowed at least once per calendar month during the growing season. In the event Owner fails to mow the grass within a six week period, Developer or the Association shall have the right to immediately, without notice to Owner, proceed with mowing the lot and such cost for mowing shall be billed to and paid by the Owner. After home construction is completed, the yards must be landscaped and maintained according to the Section One Restrictions.
7. The ARC shall have the same rights and authority to grant variances to these Lot Restrictions as provided in the Section One Restrictions.
8. Developer and/or the Association shall have all rights of enforcement for these Lot Restrictions as provided in the Section One Restrictions and nothing contained herein shall be construed to limit in any manner the effectiveness or enforceability of the Section One Restrictions. The existence of any deed restriction violations on other lots in the subdivision shall have no effect upon, nor constitute any form of waiver with respect to, these Restrictions.

These additional restrictions shall become effective with the conveyance of this property by Developer, and shall continue according to the terms set forth in Article 9 of the Section One Restrictions, provided that if Developer subsequently obtains title to this property again, Developer shall have the right to terminate these Lot Restrictions by recording an appropriate instrument in the deed records of Brazoria County.