

DEER RIDGE ESTATES
ARCHITECTURAL CONTROL COMMITTEE
RULES AND REGULATIONS

The following Rules and Regulations have been adopted by the Architectural and Control Committee, pursuant to the provisions of Section 9.4 of the Declaration of Covenants, Conditions, and Restrictions for Deer Ridge Estates, in an effort to ensure uniformity in the continuing development of Deer Ridge Estates. These Rules and Regulations are effective as of November 1, 2007, and are applicable to the property described on Exhibit "A" attached hereto.

1. Subject to the prior written approval of the Architectural Control Committee, temporary storage shed structures (non site-built) which do not exceed 10x16 (160 sf) will be allowed on a lot. The Committee shall review the building for design, material type, and location. The Committee shall have the absolute authority to approve or deny any such building and to limit the number of these buildings per lot.
2. The design plans and location site for all site-built outbuildings shall be submitted to the Architectural Control Committee for written approval prior to beginning construction. Site-built outbuildings shall not exceed 1200 square feet in floor area for lots less than 2.0 acres and shall not exceed 2400 square feet for lots over 2.0 acres. Site-built outbuildings shall have either (a) full front masonry for the side of the building that faces the street, or (b) 42 inch masonry wainscot on all four sides of the outbuilding. If, however, the outbuilding/lot has 2 street frontages, the building will be required to have the 42 inch masonry wainscot on all four sides.
3. All structures approved by the Architectural Control Committee will have a construction completion date as provided by the committee.
4. All fencing must be approved in advance by the Architectural Control Committee. All fences fronting on or adjacent to public or private road frontages shall be wrought iron type, pipe-and-cable type, or pipe-and-pipe type construction, of materials and colors designated or approved by the Architectural Control Committee, except for retaining or decorative walls installed by Declarant or retaining walls or decorative walls approved by the Architectural Control Committee. Fencing which does not front on or is not adjacent to public or private road frontage may be of other materials approved by the Architectural Control Committee, such as barbed or smooth wire and metal posts. Barbed wire, smooth wire, or high quality wire mesh fencing, when approved, must be constructed in accordance with standards developed by the Committee. The fence must have permanent corner post, and sufficient intermediate permanent posts, to keep and maintain a tight and straight fence and wire. No chain-link, metal cloth or other fences may be built or maintained on any Lot without the consent of the Architectural Control Committee.
5. All mailboxes must be of the same masonry material as the main residential structure. No other types of mailbox materials can be used for construction.
6. All water well tanks and wellheads shall be enclosed within masonry structures which match the masonry on the main residential structure.



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7. Each single family residence shall include at a minimum 2 garage spaces. Garage door openings shall not face the primary street, but may face side streets. Any side-loaded garage shall open to the outside of the lot and shall not be a swing-in style garage.

The foregoing Rules and Regulations are effective as of November 1, 2007.

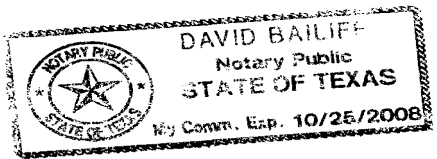
Deer Ridge Estates
Architectural Control Committee

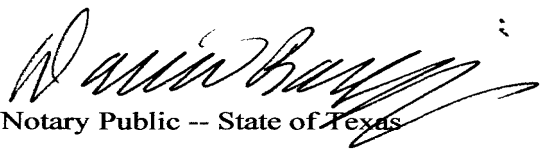


By James R. Dunaway

STATE OF TEXAS §
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 7 day of Nov., 2007, by James R. Dunaway, Chairman of the Deer Ridge Estates Architectural Control Committee.




Notary Public -- State of Texas

After recording return to-

Deer Ridge Estates Arch. Control Committee
% James R. Dunaway
777 Taylor St.
Suite 1040
Fort Worth, Texas 76102

EXHIBIT A

DEER RIDGE ESTATES PHASE 1 AS RECORDED IN CABINET B, SLIDE 727 AND CABINET C SLIDE 6, DEED RECORDS, PARKER COUNTY, TEXAS, DEER RIDGE ESTATES PHASE 2 AS RECORDED IN CABINET C, SLIDE 15 AND CABINET C SLIDE 263, DEED RECORDS, PARKER COUNTY, TEXAS, AND DEER RIDGE ESTATES PHASE 3 AS RECORDED IN CABINET C, SLIDE 374, DEED RECORDS, PARKER COUNTY, TEXAS.

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Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TEANE BRUNSON, COUNTY CLERK**