

**SUMMARY OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PENINSULA ON LAKE BUCHANAN**

The following is a summary of the proposed covenants, conditions and restrictions for the Subdivision. The enclosed list is not intended to be comprehensive or exclusive. The Restrictions (as defined in the Contract) may contain additional and/or completely different restrictions than contained herein, and the provisions of this Exhibit B are not intended to amend or modify the Restrictions. The Restrictions shall govern the use, ownership, maintenance and construction on the Property and shall supersede the enclosed provisions.

1. No tract of land shall be further divided or subdivided by any Property owner.
2. The Property shall be improved and used for single family residential use only.
3. All improvements constructed on the Property must be approved in writing by the Architectural Review Committee (ARC).
4. Construction requirements: 2,500 square foot minimum size, pier and beam construction allowed only if approved by the ARC. All garages must hold a minimum of 2 cars and contain a side entry.
5. Building setback requirements: 50 feet from the front, 20 feet from the rear and 7.5 feet from each side boundary line of each tract of land, unless further specified on the final plat of the Subdivision.
6. All improvements must be completed within one year of commencement of construction.
7. No mobile homes may be placed or constructed on the Property. No travel trailers or recreational vehicles shall be parked outside of an enclosed structure for more than 72 hours.
8. No trash, rubbish or debris of any kind shall be placed or permitted to accumulate upon the Property. All inoperable cars, trailers, boats, tractors, etc., shall be kept in an enclosed structure. No temporary building, structure or improvement shall be placed on the Property without prior approval of the ARC. No above-ground swimming pools shall be placed or constructed on the Property. Each Property owner shall keep all shrubs, trees and grass on the Property clean and attractive.
9. The exterior of all residences and other outbuildings must have 100% stucco or stone exterior and the exposed portion of the foundation shall not exceed six inches (6") from the natural ground. All chimneys must have a masonry exterior. Roofs must be approved by the ARC and must be a minimum of tile, slate or standing seam (non-shiny) metal. The color of all roofs must be approved by the ARC.
10. Irrigation lines from a residence to the waters edge of Lake Buchanan must be buried 6".
11. Fences must be approved by the ARC. Fences shall not be higher than six feet (6') and shall be constructed of 100% stone or wrought iron. No front yard fences.
12. No signs may be placed on the Property without the approval of the Declarant (to be defined in the Restrictions). Address monuments must be 100% masonry and shall measure 4 feet in height and 2 feet in width and depth.
13. No animals, including pigs, horses, cattle, poultry, goats, wild animals or any other type of animal not considered to be a domestic household pet may be kept on the Property. No animal shall be allowed to make an unreasonable amount of noise or be a nuisance and all animals be kept in an enclosed or fenced area.
14. All homes must be served by a septic system in accordance with county, state, and local rules and ordinances, including the LCRA.

- 15.** All driveways must be constructed of concrete, asphalt or crushed granite. The first fifty feet (50') of any driveways constructed on the Property must be concrete.
- 16.** No mining or drilling is allowed on the Property. The digging of or removal of dirt, rock, or gravel is not permitted, except to the extent necessary in connection with the landscaping of the Property. No water wells are allowed on the Property.
- 17.** No exterior light shall be placed on any of the Property such that it will shine directly onto or toward any other tract of land comprising the Subdivision.
- 18.** Only Property owners within the Subdivision shall have access to, and the right to use, the private community marina, waterfront park & boat ramp.
- 19.** Each lot will be assigned a slip in the private community marina to be for the sole & specific use of said lot. There is no special fee or additional charge associated with the assigned slip. The marina is maintained with proceeds from annual assessments for the subdivision. Owners will outfit the slip as they see fit. Owners are responsible for operation and maintenance of their own equipment. Boat docks, piers, ramps, etc., on individual lots are prohibited.
- 20.** The annual assessment is \$1,000. The assessment covers maintenance and upkeep of common areas, including the marina, HOA Park, road and right of way, entry, etc.
- 21.** The annual water fee is \$505. This fee is assessed to each lot and covers operation and maintenance of The Peninsula on Lake Buchanan's water plant facilities.

This is a summary of certain deed restrictions and covenants only. For a complete set of the Master Declaration of Covenants, Conditions and Restrictions, please ask Jim Berry Hill Country Ranch Sales for a copy and one will be provided.