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RESTRICTIONS OF OAK TERRACE ADDITION

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THE STATE OF TEXAS §
§
COUNTY OF BRAZOS §

KNOW ALL MEN BY THESE PRESENTS: CO. CLERK

BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
J. K. ...
CITY

THAT WE, the undersigned property owners of Oak Terrace Addition, being a majority of the lot owners of said Oak Terrace Addition by Deeds duly recorded in the Deed Records of Brazos County, Texas, do, by this instrument, hereby ADOPT, RATIFY, CONFIRM, and AGREE to the covenants and restrictions as set forth herein, and to the extent that they change the meaning and intent, do hereby amend and change the previous building and property use restrictions in force in said Oak Terrace Addition; which restrictions were filed of record on June 1, 1974, and June 30, 1976, and January 16, 1981, and filed in Vol. 153, page 148, in Vol. 354, page 694, and in Vol. 471, page 409, respectively, Deed Records of Brazos County, Texas; these building and property use restrictions apply to a portion of Oak Terrace Addition (which is described in Vol. 151, page 547 Deed Records of Brazos County) and specifically Oak Terrace Deed Restricted Addition applies to residences and lots as shown on Attachment I.

BUILDING AND PROPERTY USE RESTRICTIONS

1. DEFINITIONS

A. Committee. There shall be an administrative committee known as "Oak Terrace Covenant and Architectural Control Committee", hereinafter referred to as the "Committee", composed of three (3) owners of homes in Oak Terrace Addition. The Committee shall have authority to promote the comprehensive and integrated application of these property use restrictions and structures. No residence, dwelling, building, garage, carport, tool house, utility house, accessory building, fence, wall, residence-type greenhouse, hot tub, decks, skate board ramp, satellite dishes, swimming pool, or other improvements or significant structures shall be commenced, erected, constructed, improved, added, placed, removed or altered on any lot until plans and specifications have been approved in writing by the Committee. The Committee's approval or disapproval as required herein shall be in writing. If the Committee or its designated representative fails to give written approval or disapproval within thirty (30) days after plans and specifications have been submitted to it then approval will not be required and the provisions of this section will be deemed to have been complied with; provided, however, that the failure of the Committee to approve or disapprove such plans and specifications within such thirty (30) day period shall not operate to permit any structure to be commenced, erected, constructed, improved, added, placed or altered on any lot in the subdivision in a manner inconsistent with any provision of these deed restrictions. The Committee shall have the authority to grant any waivers from restrictions contained herein which are not in violation of City of Bryan ordinances and which are consistent with and compatible with the overall design, character, and aesthetics of Oak Terrace Addition.

B. Lots and Blocks. All lots and blocks are hereby designated as "single family residential property" and reserved exclusively for residential purposes to the exclusion of all types and kinds of business, commerce, and industry except as allowed by the City of Bryan for Home Occupation registration (A home occupation is considered as any occupation or activity conducted within a dwelling unit which is clearly incidental and subordinate to the use of the premises for dwelling purposes).

A home occupation must meet the City of Bryan Restrictions, except that in the Oak Terrace Addition, and there are to be no signs or displays indicating location or operation. A home occupation must meet the City of Bryan Restrictions. In the Oak Terrace Addition licensed child care is prohibited and child care is limited to six children at any given time and eight children total per day, inclusive of the children of the residents. There are to be no signs or displays indicating location or operation of home occupations.

C. Single Family Residential. Single family residential property is defined as:

- i. A residence occupied by a single family unit which may consist of the owner of the residence, his or her spouse, his or her children, and his or her parents; or
- ii. A residence occupied by no more than two unrelated individuals and lineal descendants thereof; or
- iii. A residence occupied by either the owner, the spouse of the owner, the parents of the owner, or children of the owner, but which is not used by such persons as a rooming or boarding house for unrelated persons; or
- iv. A residence occupied by no more than two unrelated persons and lineal descendants thereof under a lease agreement with the owner of the residence; or
- v. A residence under a rental or lease agreement with the owner shall meet the definition of single family residential property as defined in C.i - C.iv.

D. Structure. Structure includes a residence, dwelling, building, garage, carport, tool house, utility house, accessory building, fence, wall, residence-type greenhouse, hot tub, decks, skate board ramp, satellite dishes, or swimming pool.

2. Only one residence or dwelling shall be erected on any lot or building plot and same shall be a detached single-family structure not exceeding two stories in height, and may have an attached garage or carport not exceeding 3-car capacity and also an attached utility room or tool room designed to match the architecture of the residence. One structural exception is allowed for the residence located at 4209 Maywood which includes an attached structure known as 4209½ Maywood. The 4209½ Maywood structure may continue as long as it is not enlarged; or if the unit is destroyed by fire or storm and beyond 60% of it's appraised value, it may not be rebuilt. The construction of any accessory structure other than a tool shed on the destroyed apartment site is prohibited. The 4209½ structure continues to be defined as a single family residential property.
3. No structure shall be erected or placed nearer than thirty (30) feet to the front property line of any lot or building plot or nearer than ten (10) feet to any side lot-line or nearer than fifteen (15) feet to any side adjacent to a public street. No structure shall be erected or placed nearer than five (5) feet to the rear lot-line except where platted otherwise. For the purpose of this covenant, steps, building roof overhang and open porches shall be considered parts of the building. Fences and walls will be exempt from rear and side lot-line requirements.

4. No residence or dwelling shall be erected on any lot having a width less than sixty (60) feet or a depth less than one hundred (100) feet at the minimum building set-back line or on any lot having a surface area less than eight thousand (8,000) square feet and no dwelling may be constructed which has less than sixteen hundred (1,600) square feet of heated area, except on lots 1 through 9 in Block Three, lots 9 through 12 in Block Four, and lots 5 and 6 and 23 and 24 in Block Five, which shall require a minimum of twelve hundred (1,200) square feet of heated space.
5. No residence or dwelling erected outside of Oak Terrace Addition shall be permitted to be moved into Oak Terrace Addition.
6. Easements for the installation and maintenance of utilities and drainage facilities are reserved over the rear five (5) feet of each and every lot, as previously granted and shown of record in Brazos County Deed Records and the office of Bryan Utilities.
7. Signs are limited to builder, real estate, campaign, garage sale or community support. No sign of more than six square feet may be displayed. Signs of a builder or real estate company shall be displayed to advertise the property during construction, remodeling or sales period only. Political campaign, garage sale and community support signs must be removed within twenty-four hours after an election or an event has been completed.
8. No motorbikes, dirt-bikes, motor-scooters, go-carts, nor any motorized two, three or four-wheel "off road" vehicles, nor any similar vehicles, whether licensed or unlicensed may be operated on any lot, easement, right-of-way, or property in the subdivision. Furthermore, no motor vehicle that is operated either legally or illegally on the lots, easements, right-of-ways, properties or on the streets of the subdivision shall be permitted to make or emit any noxious or offensive noises, smells or fumes, nor to be operated in such a manner that may be or become a nuisance or an annoyance to the neighborhood or other property owners.
9. The grounds of all lots in Oak Terrace Addition shall be kept mowed and maintained by the lot owners in such manner as to be an aesthetic asset to the dwelling and consistent with the neighborhood appearance.
10. All lots shall at all times be kept in a healthful, sanitary and attractive condition. No lot shall be used or maintained for storage of materials nor as a dumping ground for rubbish, trash, garbage or other waste. All household waste shall be kept only in sanitary containers. No garbage cans or refuse containers shall be placed or permitted to remain at the front of a dwelling either within the street or on the front of the lot or right-of-way, except during a twenty-four (24) hour period for garbage and refuse collection by the City of Bryan or a privately contracted collector. Sub-surface garbage containers shall be permitted only if approved in advance by the Committee. No garbage, trash or debris of any kind shall be burned on any lot. Composting of vegetative matter may be practiced as long as there are no offensive odors and the site is screened from street view.
11. No surface oil drilling, oil development operations, oil refining, quarrying or mineral mining operations of any kind shall be permitted upon any lot or in any lot, nor shall any wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas wells shall be erected, maintained or permitted upon any lot.

12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other common domesticated household pets (not to exceed two (2) adult animals) may be kept provided that they are kept, fenced or in compliance with all applicable ordinances and laws, and that they are not kept, bred or maintained for any commercial purposes and further provided that the keeping of such household pets does not constitute a nuisance to the neighborhood. Said household pets must be confined to the owners' premises; permitting such household pets freedom of access to other properties in the subdivision shall constitute a nuisance. Any household pets causing any excessive noxious or offensive sounds or odors that may be detected on any of the other properties in the subdivision shall constitute a nuisance.
13. No motor vehicle of any kind may be parked on unpaved or lawn areas for any reason where it is visible from the street. These restrictions shall not apply to any vehicle, machinery, or maintenance equipment temporarily parked and used for the construction, repair or maintenance of the subdivision or of any properties in the subdivision.
14. Vehicles may be parked on the street beside a homeowner or renter's lot. The vehicles must be in running condition and be currently licensed and inspected.
15. The Homeowners of Oak Terrace Addition shall meet together at 7:30 o'clock p.m., on the first Tuesday in the month of April each year at such place as designated by the Chair or Vice Chair in an official NOTICE to the Homeowners by telephone or letter at least ten (10) days prior to date designated in the notice for such meeting. In case of death or other disruption, emergency, or extreme weather, in the community at the time for meeting, or for any other reason in the discretion of the Committee, the time of such annual meeting may be postponed to a later time specified in timely Notice to Homeowners.
16. The purpose of such annual meetings shall be (1) social; (2) to hear the Committee's Annual Report; (3) to discuss and suggest solution of community problems, if any; (4) to consider and/or dispose of any business that shall be appropriately brought by the Committee or by any Homeowner present to the attention of the Homeowners; (5) to elect one member to the Committee for a 3-year term and to fill any vacancy existing on the Committee; and (6) concerning the Committee, the Homeowners, by majority vote of all lot owners (proxies included), may change the committee membership, impose additional duties, powers, and/or responsibilities, or may withdraw or limit the Committee's duties, powers, or responsibilities.
17. Special meetings of Homeowners may be called by the Committee whenever the Committee shall deem a special meeting necessary for the best interest of the Homeowners or the community.
18. The owners of as many as 15 lots in Oak Terrace Addition shall constitute a quorum at any regular or special meeting of Homeowners. The sole owner of a lot or the joint owners together (like husband and wife or two or more partners) shall be entitled to cast one vote, in person or by written proxy to a committee member.
19. The Committee Chair, or, in his or her absence, the Vice Chair or any member of the Committee, shall preside at all Homeowners' meetings.
20. The presently existing Committee shall continue to serve until the next annual meeting of Homeowners.

21. The term of office shall be staggered, so that one member shall be elected by a majority vote of Homeowners present at each annual meeting. He or she shall serve for a term of three years or until his or her successor is appointed to take over for the remainder of the term involved. Each person on the Committee shall be eligible for re-election as many times as Homeowners see fit to re-elect him or her.
22. The Committee shall meet at least twice a year at such place as the members agree upon. One such meeting should be shortly before the annual meeting of the Homeowners to agree upon and discuss the agenda for the Homeowners' meeting and the other Committee meeting should be soon after the annual Homeowners' meeting to implement the decisions of such Homeowners' meeting. The Chair shall take the initiative in arranging the time and place of each Committee meeting. In the event of a vacancy in the chairmanship or in case of the Chair's absence or disability, the Vice Chair shall assume leadership and shall perform the duties of the Chair.
23. Any two members of the Committee shall constitute a quorum for the transaction of business at any Committee meeting. In the event the two cannot agree on a matter, it shall have to await the time when the third member is present.
24. In the event of incapacity, resignation, or death of any member or members of the Committee, the other or surviving member or members shall fill the vacancy or vacancies by appointing a successor or successors from among the Homeowners to serve out the unexpired term or terms. In the event of two vacancies on the Committee at the same time, the surviving member shall appoint one new member and the two then shall jointly agree upon and appoint the third. The act of filling vacancies shall always be conscientiously expedited.
25. The Committee's first meeting of the year, the Committee shall elect its Chair, Vice Chair and shall appoint a Secretary-Treasurer, who need not be a member of the Committee.
26. The duties of the Secretary-Treasurer shall include attendance at all Committee meetings and the annual Homeowners' meeting, to take appropriate notes on the proceedings, persons present, matters discussed, motions made and by whom, and decisions made. The Secretary-Treasurer shall write up the minutes of the meeting. The Secretary-Treasurer shall be custodian of the Committee's file during his or her term of appointment. The Secretary-Treasurer shall collect and manage all monies and keep records. Whenever a new person is appointed Secretary-Treasurer, the outgoing person shall forthwith deliver the complete file to his or her successor or to the Chair of the Committee.
27. The Committee may at any time appoint someone as its representative, who may be a member or non-member of the Committee but should be an Oak Terrace Homeowner, to whom the Committee may delegate such of the Committee's duties and powers as the Committee sees fit. Such appointment may be temporary for handling a special assignment or may be for a term of months to perform the normal functions of the Committee under its supervision.
28. The Committee is hereby delegated authority to keep watch over the Addition; to be aware at all times of what is going on, in order to detect violations of these Restrictions. In the event there are, at any time, violations or contemplation of violations, the Committee shall enforce these Restrictions by personal negotiations and/or by proceedings in law or in equity against any person or persons. Such proceedings may seek injunction against such acts of violation or may seek to

recover damages or may invoke whatever legal means appear necessary to stop the violation.

29. Neither the members of the Committee nor the Committee's representative nor the Secretary-Treasurer shall be entitled to material or pecuniary compensation for their services performed or time consumed in carrying out their duties, powers, functions, or responsibilities as provided in these Restrictions.
30. Invalidation of any one or more of these covenants by judgment or order of court shall in no way affect the others, which shall remain in full force and effect.
31. The foregoing covenants and restrictions shall run with the land and shall be binding on all persons now owning lots and/or interests in lots in Oak Terrace Addition and on all persons claiming under them, for a period of twenty-five (25) years from the date these revised Restrictions are recorded in the Deed Records of Brazos County, Texas, and shall be automatically extended for successive periods of ten (10) years each, unless and until a written instrument agreeing to changes in these covenants and restrictions in whole or in part is executed by a majority of the lot-owners in Oak Terrace Addition and is duly recorded in the Deed Records of Brazos County, Texas.

original

We do hereby adopt, ratify, confirm, agree, and bind ourselves, our respective homes and properties in said Addition, and our heirs, successors, and assigns this 21st day of September, 1992.

NAME	ADDRESS	NAME	
1 Marion O. Lawrence, Jr.	4209 Nagle	Marion O. Lawrence, Jr.	
2 Ruth Krueger	308 Greenway	Ruth Krueger	
3 John C. Hiebert	3907 Nagle	John C. Hiebert	
4 Gary E. Hart	4100 Nagle St.	Gary E. Hart	
5 Marilyn Whitney	112 7th St	Marilyn Whitney	
6 Wanda Daisa	4117 Nagle	Wanda Daisa	
7 Frank Baumgartner	112 Redbud	Frank Baumgartner	
8 Kevin D. Hoggard	4312 Nagle	Kevin D. Hoggard	
9 William Donaldson	105 Redbud	William Donaldson	
10 Wesley Reese	4109 Nagle	Wesley Reese	
11 Shane Sanders	107 Redbud	Shane Sanders	
12 Elizabeth Williamson	109 Redbud	Elizabeth Williamson	
13 William K. Joyce	4305 Nagle	William K. Joyce	
14 Denise Caldwell	301 Blumie	Denise Caldwell	
15 Floyd Golan	106 GREENWAY DR	Floyd Golan	
16 Jack Clarke	110 Greenway Dr	Jack Clarke	
17 Durwood Speights	4507 Nagle	Durwood Speights	
18 Edna Earle Jackson	410 Nagle	Edna Earle Jackson	
19 Bryan S. Apperson	205 Greenway	Bryan S. Apperson	
20 Jay Holmes	109 Greenway	Jay Holmes	
21 John E. Hutchison	1208 Nagle	John E. Hutchison	
22 Angela R. Smith	4300 Nagle	Angela R. Smith	
23 Marie Chalk	4209 "	Marie Chalk	
24 Grace F. Meinke	201 Greenway	Grace F. Meinke	
25 Margaret Whiteley	200 Greenway	Margaret Whiteley	
26 Angus Morse	305 GREENWAY DR	Angus Morse	Angus Morse
27 C. E. Harris	307 Greenway	C. E. Harris	
28 Mrs. Charlie Jo Payne	1104 Redbud	Mrs. Charlie Jo Payne	
29 Mark E. Ferguson	200 REDBUD	Mark E. Ferguson	
30 Holly E. Rees	4208 Milan	Holly E. Rees	
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(JCW3)47951 Restrict VI

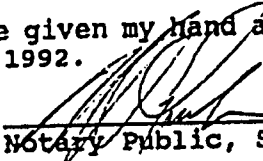
ACKNOWLEDGMENT

THE STATE OF TEXAS §

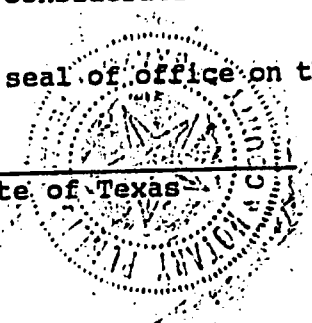
COUNTY OF BRAZOS §

BEFORE ME, the undersigned authority, personally appeared _____ all of whom are personally known by me to be property owners of the Oak Terrace Addition and whose names are subscribed to the foregoing instrument before me, and all of whom have acknowledged to me that they, and each of them, have executed the same for the purposes and considerations stated therein.

To these acknowledgments I have given my hand and seal of office on this the 10th day of DECEMBER, 1992.



Notary Public, State of Texas



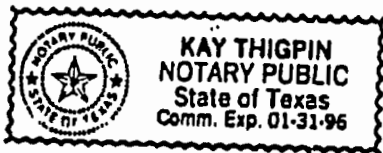
ABSENTEE BALLOT

I, IRIS S. BAKER, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas. Dated and executed this 23rd day of September, 1992.

IRIS S. BAKER
Signature
IRIS S. BAKER (MRS. ROBERT W.)
Printed Name

On the 23rd day of September, 1992 before me came IRIS S. BAKER known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such. Witness my hand and official seal.

Kay Thigpin
NOTARY PUBLIC IN AND FOR
BRAZOS COUNTY, TEXAS
KAY THIGPIN
NOTARY (printed name)



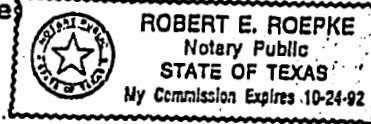
ABSENTEE BALLOT

I, Ray Criswell, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas. Dated and executed this 10 day of September, 1992.

Ray Criswell
Signature
Ray Criswell
Printed Name

On the 10 day of SEPT., 1992 before me came RAY CRISWELL known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such. Witness my hand and official seal.

Robert E. Roepke
NOTARY PUBLIC IN AND FOR
BRAZOS COUNTY, TEXAS
ROBERT E ROEPKE
NOTARY (printed name)

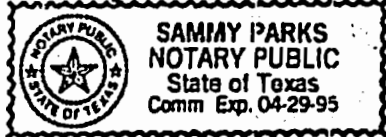


ABSENTEE BALLOT

I, GUS A ELLIS, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas. Dated and executed this 14 day of SEPTEMBER, 1992.

Gus A. Ellis
Signature
GUS A. ELLIS
Printed Name

On the 14 day of SEPTEMBER, 1992 before me came GUS A. ELLIS known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such. Witness my hand and official seal.



Sammy Parks
NOTARY PUBLIC IN AND FOR
Brazos COUNTY, Texas
SAMMY PARKS
NOTARY (printed name)

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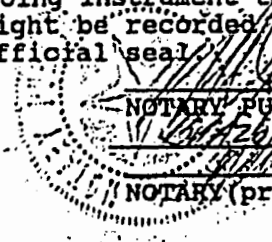
ABSENTEE BALLOT

I, Lucy X. Geyer, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas. Dated and executed this 21 day of September, 1992.

Signature Lucy X. Geyer

Printed Name LUCY X GEYER

On the 21st day of September, 1992 before me came Lucy X. Geyer known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such. Witness my hand and official seal.

 NOTARY PUBLIC IN AND FOR Brazos COUNTY, TEXAS
NOTARY (printed name)


ABSENTEE BALLOT

I, Richard A. Geyer, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas. Dated and executed this 24 day of September, 1992.

Signature Richard A. Geyer

Printed Name RICHARD A. GEYER

On the 24 day of September, 1992 before me came Richard A. Geyer known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such. Witness my hand and official seal.

 NOTARY PUBLIC IN AND FOR Texas COUNTY, Brazos
NOTARY (printed name)


ABSENTEE BALLOT

I, Paula Hoffer, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas. Dated and executed this 11 day of Sept., 1992.

Signature Paula Hoffer

Printed Name Paula Hoffer

On the 11th day of SEPTEMBER, 1992 before me came PAULA HOFFER known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such. Witness my hand and official seal.

 NOTARY PUBLIC IN AND FOR BELL COUNTY, TEXAS
JOHNA WALKER
NOTARY (printed name)
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ABSENTEE BALLOT

I, Chalon Jones, Trustee for Shay Jones, property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas.
Dated and executed this 14th day of September, 1992.

[Signature]
Signature
Chalon Jones, Trustee for Shay Jones

Shay Jones

Printed Name

On the 14th day of September, 1992 before me came Chalon Jones known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such.
Witness my hand and official seal.

[Signature]
NOTARY PUBLIC IN AND FOR
Brazos COUNTY, Texas
Sandra Moore
NOTARY (printed name)



ABSENTEE BALLOT

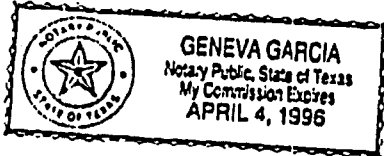
I, Marcia G. Jones, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas.
Dated and executed this 14th day of September, 1992.

[Signature]
Signature
Marcia G. Jones

Printed Name

On the 14th day of September, 1992 before me came Marcia G. Jones known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such.
Witness my hand and official seal.

[Signature]
NOTARY PUBLIC IN AND FOR
Brazos COUNTY,
GENEVA GARCIA
NOTARY (printed name)



ABSENTEE BALLOT

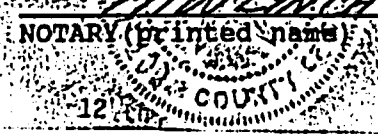
I, WATANOE LYNCH, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas.
Dated and executed this 11 day of Sept, 1992.

[Signature]
Signature
WATANOE LYNCH

Printed Name

On the 11 day of September, 1992 before me came WATANOE LYNCH known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such.
Witness my hand and official seal.

[Signature]
NOTARY PUBLIC IN AND FOR
Brazos COUNTY, TEXAS
WATANOE LYNCH
NOTARY (printed name)



ABSENTEE BALLOT

I, Amy E Mann, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas.

Dated and executed this 21st day of SEPTEMBER, 1992.

Amy E Mann
Signature
AMY E MANN
Printed Name

On the 21st day of SEPTEMBER, 1992 before me came AMY E MANN known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such.

Witness my hand and official seal.

Laura LAM
NOTARY PUBLIC IN AND FOR
TARRANT COUNTY, TARRANT
LAURA LAM
NOTARY (printed name)

ABSENTEE BALLOT

I, T.K. TREADWELL, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas.

Dated and executed this 9 day of Sept, 1992.

T.K. Treadwell
Signature
T.K. TREADWELL
Printed Name

On the 21st day of SEPTEMBER, 1992 before me came T.K. TREADWELL known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such.

Witness my hand and official seal.

COVINGTON
NOTARY PUBLIC IN AND FOR
COVINGTON COUNTY, TEXAS
COVINGTON
NOTARY (printed name)

ABSENTEE BALLOT

I, ROBERT E. WIATT, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas.

Dated and executed this 17 day of September, 1992.

Robert E. Wiatt
Signature
ROBERT E. WIATT
Printed Name

On the 17th day of September, 1992 before me came Robert E. Wiatt known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such.

Witness my hand and official seal.

Josephine Hoelscher
NOTARY PUBLIC IN AND FOR
Brazos COUNTY, Texas
Josephine Hoelscher
NOTARY (printed name)



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ABSENTEE BALLOT
I, Frances Wythe, a property owner in the Oak Terrace addition in the City of Bryan, Brazos County, Texas do hereby cast my vote to accept the Restrictions of Oak Terrace Addition as submitted by the Covenant Committee at the annual meeting of property owners of the Oak Terrace Deed Restricted Area to be held September 21, 1992 at 4112 Nagle Street, Bryan, Texas.
Dated and executed this 21st day of September, 1992.

Frances Wythe
Signature
Frances Wythe
Printed Name

On the 21st day of September, 1992 before me came Frances Wythe known to me to be the individual described in, and who executed the foregoing instrument, and in due form of law acknowledged the foregoing instrument to be their free act and deed and desire the same might be recorded as such.
Witness my hand and official seal.



L. Richard Saraginas
NOTARY PUBLIC IN AND FOR
Brazos COUNTY, Texas
L. Richard Saraginas
NOTARY (printed name) Exp. 12-27-91