

PANORAMA ESTATES
DEED RESTRICTIONS

1. The prior reservation by previous owners of all interests in and to the oil, gas and other minerals in and under the above-described property, save and expect an undivided one-half non-participating royalty interest which is conveyed hereby.
2. All oil, gas and mineral leases which may affect said property and which may appear of record in the Deed Records of Hunt County, Texas.
3. All easements reserved upon the recorded plat of said sub-division as well as any and all other matters which may appear upon the recorded plat of said sub-division, to which plat reference is here made.
4. No building shall be erected on said lot/s, any portion of which shall be within ten (10) feet of the front line of said lot/s or within four (4) feet of the property line of an adjoining lot owner. This shall include the over-hang of the roof or eaves.
5. No dwelling shall be erected on said lot/s with a floor space of less than 480 square feet.
6. The said lot/s shall not be used for any commercial, mercantile, or manufacturing purpose, unless expressly granted in deed to said lot/s.
7. This lot shall be used for the express purpose of a family dwelling and associated purposes. No trailers or temporary dwelling may be placed on said lots. Any construction must be of new material, and constructed in a workman like manner. Outside building covering must be of accepted building standards.
8. Outside toilets may be used during construction of dwellings, but not to exceed a period of forty-five (45) days, then removed permanently.
9. Any building constructed of wood siding must be properly coated with paint or stain.
10. All streets, avenues, walkways, and areas dedicated as "beach, parking, or lot owner's accesses" on the plat of the property are dedicated to the use of the lot owners and their occupants.

11. The grantor reserves the right to install telephone and electric wires, gas and water mains, or to license or permit the same to be done, in, upon and over the said property.
12. Each lot owner has the express responsibility for keeping his/her lot/s mowed and free of debris. The Board of Directors of the Panorama Land Owners Association has the express authority to request each owner to perform this duty, and should he/she fail to do so, to have the work done and bill the owner for the charges.
13. The bath house facilities at the park are for the convenience of Panorama Land Owners Association members in good standing and their registered guests to be used while they visit the park. These facilities should not be used by residents and guests as a substitute for residential facilities. **Renters do not have park privileges.**
- 14. There are not to be any farm animals in Panorama Estates.**
- 15. There are not to be abandoned , dismantled automobiles they are to be inspected and registered at all times.**