



Much care and planning has gone into The Deed Restrictions of Perfection Ranch. They are designed to be reasonable, to maintain the country community atmosphere, and to protect and enhance property values.

1. Home-sites are for the building of single-family residences and improvements such as a barn, corral, etc. allowed for personal or restricted agricultural use.
2. The design and finishes of all buildings and improvements should be in keeping with the country look. Exterior finishes may be stone, brick, hardi-plank, stucco or wood. No vinyl or aluminum siding is allowed.
3. Minimum size of primary dwelling is:
 - a. On interior home-sites - 3000 square feet of heated and cooled space for a one story and 3500 for a two story.
 - b. On selected perimeter home-sites - 2500 square feet of heated and cooled space for a one-story house and 3000 for a two story.
 - c. The width must be at least 60 feet excluding garages.
4. In addition to the main residence, a home-site may include a guesthouse, servants quarters and temporary living quarters in a barn. A barn with temporary living quarters may be built prior to the main residence. A guest house or servants quarters other than those in a barn, must be built at the same time or after the main dwelling. The design of all structures must be compatible with the main residence.
5. Horses, cattle and certain other livestock are permitted. In general one animal will be allowed for each acre owned. Commercial operations such as feed lots are prohibited.
6. All improvements to a home-site must be approved in writing in advance by the Architectural Review Committee.
7. All common areas and amenities are for the use of Perfection Ranch property owners and their accompanying guests. Only non-motorized boats or boats with electric motors are permitted on Perfection Lake. Jet skis are prohibited on any body of water within Perfection Ranch. "Four wheelers" are prohibited on any street, private drive, or on any common area within Perfection Ranch.

This is a very brief summary of the Restrictive Covenants and is subject to change and may vary from the final recorded Covenants. Purchasers should be familiar with the final recorded Covenants prior to purchasing a home-site in Perfection Ranch.

Perfection Ranch Property Owners

Home

Community Bulletin Board

Guidelines and Rules

Tennis Court Rules

Riding Arena Rules

Guidelines and Rules for use of the Perfection Ranch Amenities

These Guidelines and Rules are intended to permit everyone equal access to the amenities, to protect and maintain the amenities, and prevent undue disturbance of the rest of the community. Families live, play and sleep here. Please keep your neighbors in mind while planning and during your event. Unless specifically stated, all Guidelines and Rules apply to all events at the Ranch. These Guidelines and Rules do not modify or alter the Covenants and Deed Restrictions, which control in the event of a conflict.

1. Events are limited to private events for property owners and their guests only. Amenities may not be "loaned out" to friends, groups, clubs, businesses, non-profits or others; and adult property owners must be present at all times during the event.
2. Property owners are responsible for control of their guests and guests' compliance with these Guidelines and Rules.
3. Events must be scheduled such that no guests arrive before 9:00 a.m. and setup does not create any noise before 9:00 a.m.
4. For Events at the Pavilion all guests must depart by 11:00 p.m., and all music, singing, loud talking, and other noises which can be heard across the lake must stop at 10:00 p.m. on Friday and Saturday; 9:00 p.m. all other days.
5. For events at the Owners' Room at the Arena, all music, singing, loud talking, and other noises which can be heard outside the arena must stop at 10:00 p.m. on Friday and Saturday; 9:00 p.m. all other days.
6. If clean-up cannot be done quietly, it should be done before 9:00 p.m., or the next morning.
7. Concerts and large dances are prohibited. Amplified music (live or otherwise) is permitted within reason. A professional live band or DJ at moderate volume for a one-two hour set concluding before 9:00 p.m. is reasonable. More than two hours blasted to the far corners of the ranch is not reasonable. If your music is unreasonable, you will be warned and then the power will be pulled. If your music might be a close call, ask the POA before the event. Most of your neighbors will be accommodating if they know what's coming and when it will end.
8. The size of your event must be reasonable. If your event is large, you must advise the POA of the details and the steps you are taking to accommodate the size.
9. You are responsible for guest parking. Parking is not permitted on other owners' property or in areas which will damage ranch property. If the size warrants, consider having a valet or shuttle service to permit parking at the arena parking lot.
10. No overnight events or camping are permitted.
11. Guests must remain at the event and may not tour the ranch, trespass on private property or use other amenities.
12. Unless special arrangements are made with the POA, the tennis courts shall remain available for general property owners' use during private events at the Pavilion, and the riding arena shall remain available for general property owners' horse riding during private events at the Owners' Room. If guests wish to walk in the arena they should be warned of the dangers of getting run over by a horse. Horses have the right-of-way in the arena.
13. You are responsible for clean-up after your event. If clean-up is not sufficient, you will be charged for the costs of a professional cleaning service.
14. You are responsible for repair or replacement of any amenity property damaged as a result of your event. This does not include equipment malfunctions unless caused by misuse. If you have any questions regarding operation of anything, please ask the POA. POA board members reserve the right to sample any barbeque cooked in the pavilion pits.
15. If you are serving alcohol, you are responsible for compliance with all laws and common sense regarding its consumption by your guests.
16. Firearms are prohibited.

Perfection Ranch Property Owners

Home

Community Bulletin Board

Guidelines and Rules

Tennis Court Rules

Riding Arena Rules

TENNIS COURT RULES

- 1 Only tennis may be played on the tennis court. No wheeled sports.
- 2 Only non-marking shoe soles are allowed on the court.
- 3 The tennis court cannot be scheduled or reserved. Court use is first-come-first-served (no pun intended).
- 4 The only exception to rule 3 is where the pavilion is scheduled for a tennis based event and the POA has approved tennis court reservation for the event.
- 5 No person may remain on the court for more than one hour, warm-up time included, if a player is waiting for the court. A player must be present at the court to be considered "waiting for the court."
- 6 After yielding the court for an hour, a player may get back in line to play.
- 7 A lone player may not hold the court if a player is waiting. A lone player must yield immediately to two or four players ready for a match. A lone player must allow another lone player immediate access to practice with him/her or play a match, at the first player's discretion.
- 8 Players are responsible for damage to the net except for accidental contact during a point. All damage to the courts must be reported to the POA.
- 9 No profanity unless a bone is broken; and then only tasteful profanity of short duration.
- 10 If a scheduled private event is under way at the pavilion, players must remain outside the pavilion and must conduct themselves so as not to disturb the guests at the event.

Perfection Ranch Property Owners

None

Commonly Baffled Board

Guidelines and Rules

Tennis Court Rules

Riding Arena Rules

HORSE AND RIDING ARENA RULES

These are Rules for riding horses at the ranch and for use of the Covered Riding Arena and Outdoor Riding Field. These Rules seek to provide property owners equal access to these amenities and to reduce disturbance to the rest of the community. These are not safety rules for the handling of your horse, and compliance with these rules will in no way assist you in handling your horse safely. You are responsible for the safe handling of your horse and all guest horses you invite to the property. If you or your guest have an unpredictable horse do not allow it onto the common amenities at Perfection Ranch.

RULES AND SUGGESTIONS

1. The Covered Riding Arena is open from dawn to midnight on Friday and Saturday; dawn to 10:00 p.m. all other days. There is no lifeguard, observer, trainer, helper, or other person in attendance at the Arena at any time.
2. Riding at the ranch is limited to property owners and guests who are accompanied by property owners. "Guests" means a few friends with horses who aren't being charged a fee. If you want to invite more than a few friends with horses to the ranch, you must obtain prior approval from the POA and comply with the Covenants and Deed Restrictions. See Guidelines and Rules for further details.
3. The stalls at the arena are not for overnight use. If you want to rest a horse there for an hour or two, you are responsible for the safety of the stall and horse and you are responsible for clean-up.
4. All riders should wear a helmet. This is a suggestion, not a rule. Parents, no one will require your child to wear a helmet except you. If a child/minor rider is seen without a helmet, it will be presumed that the parents have approved riding without a helmet. If an adult is seen riding without a helmet it will be presumed that they are not that smart or that they are certain "it will never happen to them."
5. You should not ride alone or unsupervised. This is a suggestion, not a rule. Parents, no one will watch your child to ensure safety except you. If a child/minor rider is seen riding unsupervised, it will be presumed that the parents have approved the unsupervised riding. If an adult is seen riding alone and without an someone watching it will be presumed that they are not that smart or that they are certain "it will never happen to them."
6. The horse in front of you has the right-of-way, and the right to stop or turn quickly in any direction.
7. The horse moving slower has the right of way.
8. The horse running at a full gallop whose rider is being blown backward by the wind holding on to the horn with two fingers flailing all other extremities and screaming at the top of his/her lungs: whoa! whoa I said! mommie!! aaaiieeeeeeeeeee!!!, has the right-of-way.
9. To the extent you can do so safely, you ought to try to stop the horse in Rule 8; or film it.
10. The first person riding the rail in a direction sets the direction for all until all agree to switch. Do not ride against the flow.
11. Learn how to turn on the arena lights and turn them on when it gets dark. Do not ride in the dark. If no one is around to show you the lights, come back in the daylight.
12. Ride and handle horses at your own risk. Perfection Ranch does not represent or warrant that any of it's amenities are safe for any level of horse person. You must thoroughly inspect the facilities you intend to use before bringing a horse to the property.
13. The Covered Arena has beams, rails, concrete, walls, doors, wind, paper, plastic, noises, dust, the occasional small animal, and numerous other potential hazards which could be a concern for some horses and/or riders. It is not a round pen with smooth sides. Inspect the Arena and discover the potential obstacles before taking your horse in. If you have any concerns about your ability to handle the horse in the Arena, don't risk it.
14. The outdoor riding field has its own set of potential hazards. You are responsible for inspecting it before entering with a horse. It has holes and uneven ground. It may have high grass. Do not use it unless you have verified that the area is safe for you.

15. Both the Indoor Arena and the Outdoor Riding Field may have jumps, poles, cones, barrels, or other equipment used in various events. You should not use them unless you have developed the required skill and training to use them safely. You may use them as your own, but every time you use them you must inspect them to ensure they are safe for you to use. Check all jumps to ensure that the stands are sound and that the poles knock off easily before every ride. Do not assume that the heights and placement have not changed since your last ride.
16. You can ride for hours if you want to. What's a few minutes to check out the area to make sure it's safe?
17. Report any unsafe conditions or conditions in need of repair to the amenity administrator.
18. Try to get along and be reasonable with your neighbors. Jumpers, reigers, western pleasers, barrel racers and others, all have a right to practice in the arena. If you set up obstacles, try to use as little of the arena and leave as much room for others as possible. You may leave obstacles out for use later; however, if no one present is using an obstacle, you may move it out of your way. Because of the hassle of moving the obstacles around, we do not have a hard and fast hour time limit as with the tennis court. However, it is rude to keep your neighbor from doing what they want to do for more than an hour and you don't want to be "those rude people." We do not intend to schedule specific times for specific types of riding until it becomes a problem. If you have any difficulty getting time in the arena for your specialty, contact the amenity administrator.
19. Use common sense with your speed and riding style. If the arena is full of children doing walk/trot on the rail, you probably want to wait to practice your barrel racing.
20. We all know you can ride fast, stop quickly, and turn on a dime. Unless you're alone in the arena, we're more impressed with safety than your horse's athleticism. Report any unsafe riding to the amenity administrator. Unsafe riding may result in suspension from riding on/in the common amenities, required training prior to further use, and/or amenity clean-up duties prior to further riding.
21. No calves are permitted in the arena or the riding field; cutting must be done on your own property.
22. No horse is permitted into Perfection Ranch unless its current Coggins is on file in the Coggins book at the Arena, or in the possession of a person attached to the horse. Contact the amenity administrator for details on the Coggins book.
23. Unpaved equestrian trails are open during daylight hours only and may not be used at night.

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
ELEVATION CERTIFICATE

O.M.B. No. 3067-0077
Expires December 31, 2005

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:
BUILDING OWNER'S NAME		Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.		Company NAIC Number
CITY <u>Montgomery County</u>	STATE <u>Texas</u>	ZIP CODE <u>77316</u>
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Lot 59 Perfection Ranch</u>		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) <u>Proposed Residential</u>		
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ##" N or S; ##° ##' ##" W or E)	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER <u>460483</u>	B2. COUNTY NAME <u>Montgomery</u>	B3. STATE <u>Texas</u>
B4. MAP AND PANEL NUMBER <u>48339 C0330</u>	B5. SUFFIX <u>F</u>	B6. FIRM INDEX DATE <u>19 Dec 1996</u>
B7. FIRM PANEL EFFECTIVE/REVISED DATE <u>17 Dec 1996</u>	B8. FLOOD ZONE(S) <u>AE</u>	B9. BASE FLOOD ELEVATION(S) (Zone AE, use depth of flooding) <u>237.9</u>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe): _____

B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe): _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete. (See Note)

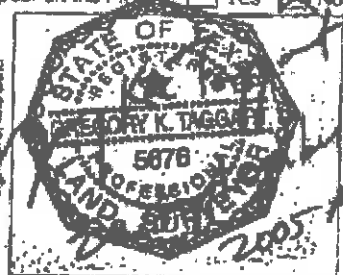
C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, ARIAH, AR/AO
 Complete items C3.a-i below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
 Datum NGVD 29 Conversion/Comments: _____

Elevation reference mark used BM 246.01 Does the elevation reference mark used appear on the FIRM? Yes No

SEE NOTE

<input checked="" type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	<u>252</u> <u>0</u> ft. (m)
<input type="checkbox"/> b) Top of next higher floor	<u>N/A</u> ft. (m)
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	<u>N/A</u> ft. (m)
<input checked="" type="checkbox"/> d) Attached garage (top of slab)	<u>250</u> <u>0</u> ft. (m)
<input checked="" type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area.)	<u>239</u> <u>0</u> ft. (m)
<input checked="" type="checkbox"/> f) Lowest adjacent (finished) grade (LAG)	<u>248</u> <u>0</u> ft. (m)
<input checked="" type="checkbox"/> g) Highest adjacent (finished) grade (HAG)	<u>250</u> <u>0</u> ft. (m)
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	<u>N/A</u>
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3.h	<u>N/A</u> sq. in. (sq. cm)



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME Gregory K. Taggart LICENSE NUMBER 5676

TITLE Managing Principal COMPANY NAME Municipal Development Group

ADDRESS 2551A Texas Ave. S. CITY College Station STATE Texas ZIP CODE 77840

SIGNATURE Gregory K. Taggart DATE 22 Sept 2005 TELEPHONE 979-693-5359

IMPORTANT: In these spaces, copy the corresponding information from Section A.		For Insurance Company Use:	
BUILDING STREET ADDRESS (including Apt. Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <i>Lot 59 Perfection Ranch</i>		Policy Number:	
CITY <i>Montgomery County, Texas</i>	STATE <i>Texas</i>	ZIP CODE <i>77840</i>	Company NAIC Number:

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS
C1 - Based on building site examinations - no forms in place. C2 - Diagram 1 selected as likely construction type, C3a - based on common practice 1 foot exposed slab, C3d - same as "a", C3e - lowest reasonable location. This document to be superseded by actual construction. SEE EXHIBIT 1

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete items E1. through E5. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is _____ ft. (m) _____ in. (cm) _____ above or _____ below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is _____ ft. (m) _____ in. (cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is _____ ft. (m) _____ in. (cm) _____ above or _____ below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C, and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME _____

ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

SIGNATURE _____ DATE _____ TELEPHONE _____

COMMENTS _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

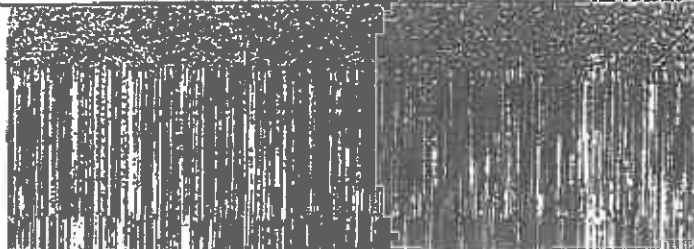
- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

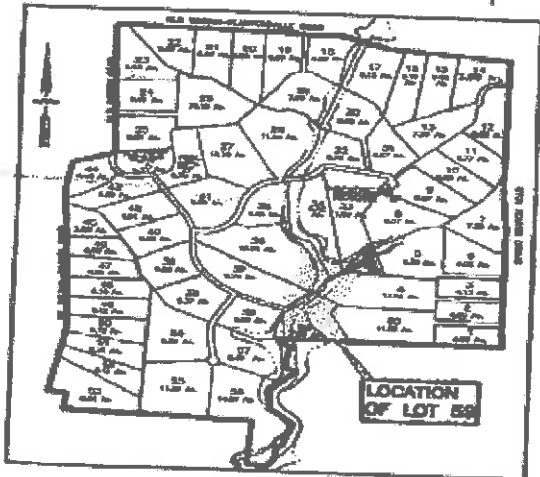
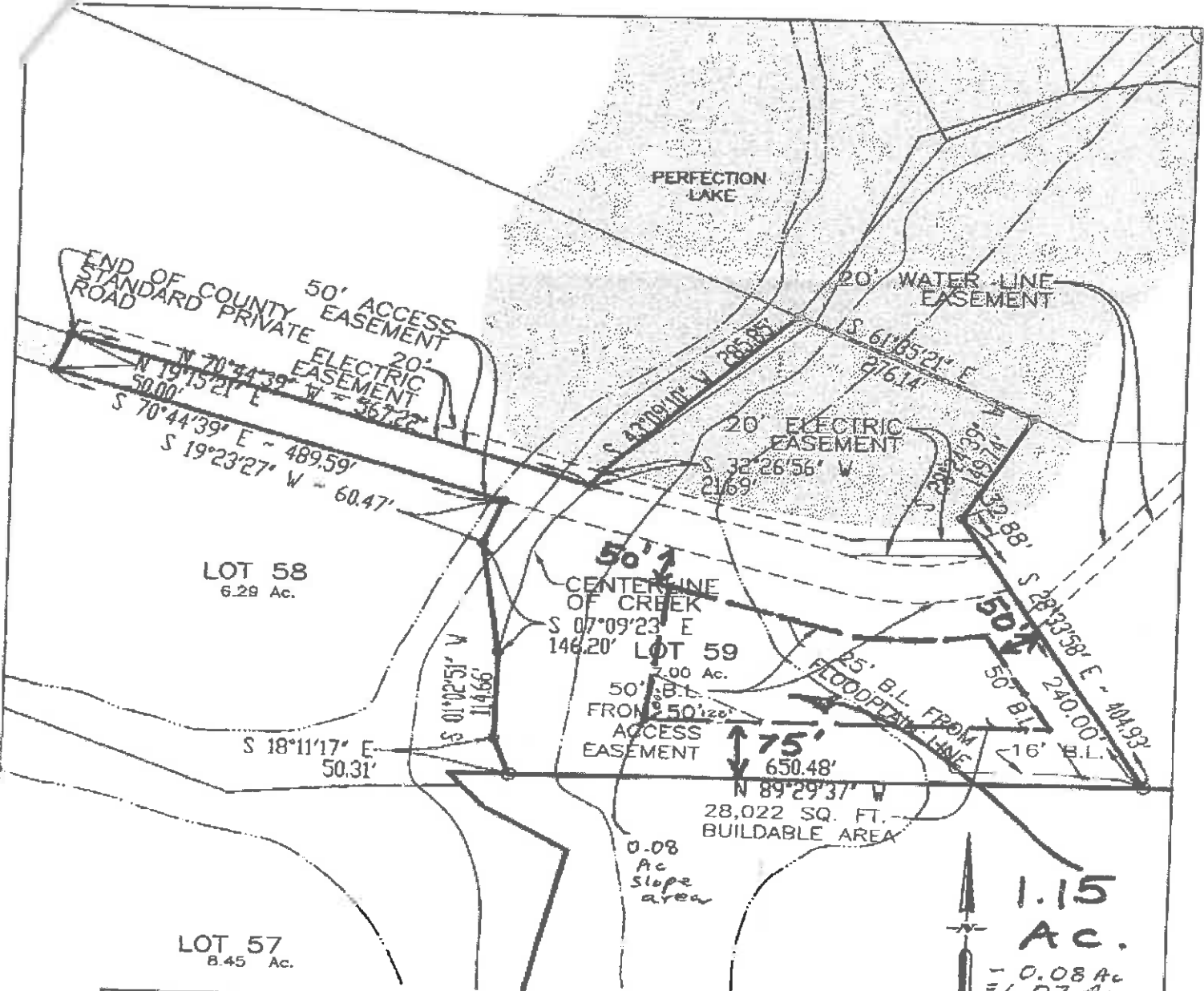
G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft. (m) Datum: _____
- G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft. (m) Datum: _____

LOCAL OFFICIAL'S NAME _____

DATE _____





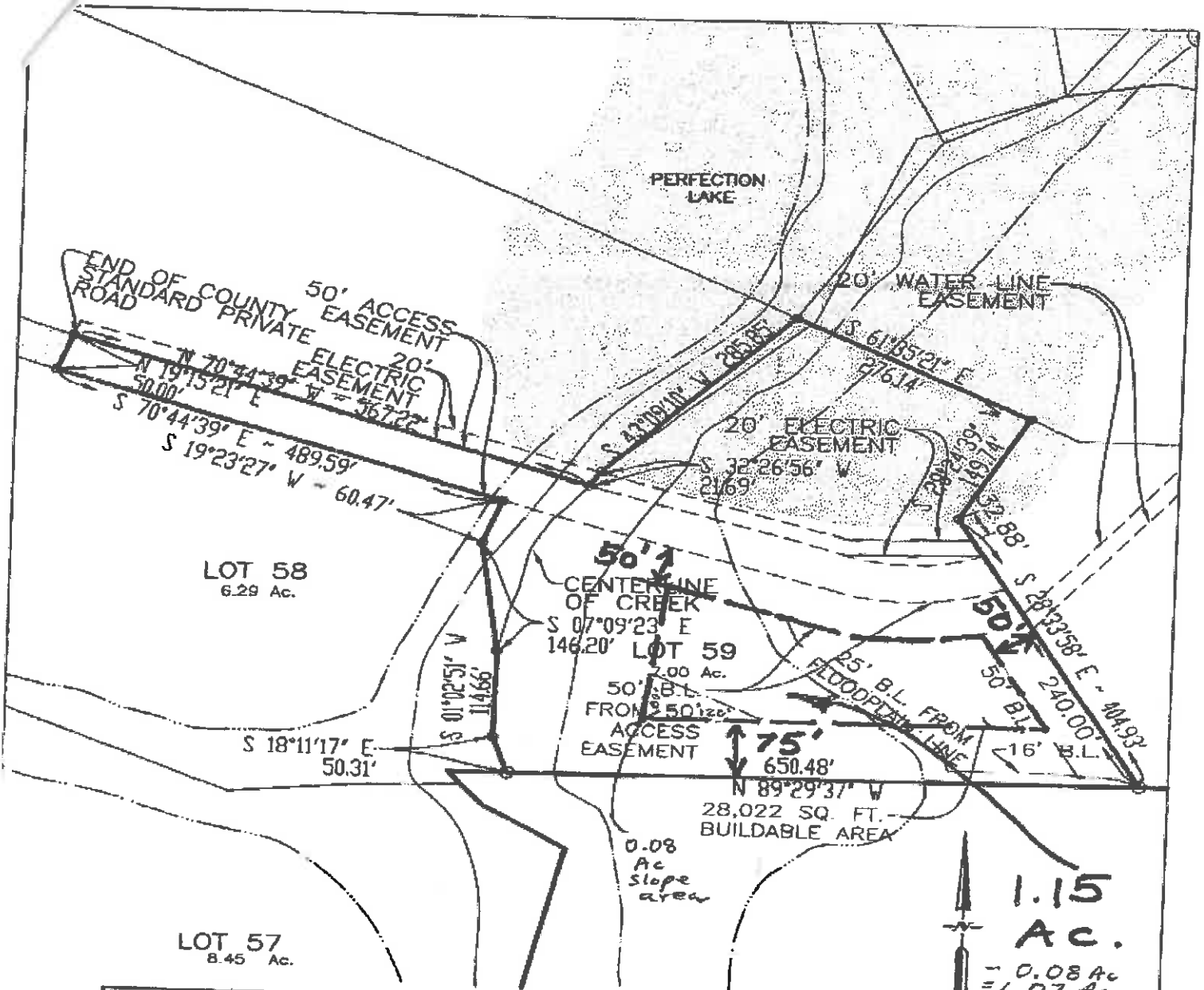
	2801 TEXAS AVENUE SOUTH, SUITE A COLLEGE STATION, TX 77840 Ph: (979) 883-5559 Fax: (979) 883-1243 EMail: mdg@mdgdevelopment.com
	ENGINEERS, SURVEYORS, PLANNERS CONSULTANTS, MANAGERS

AN
EXHIBIT DRAWING
FOR
LOT 59
OF
PERFECTION RANCH
WILLIAM RANKIN SURVEY, ABSTRACT NO. 30
MONTGOMERY COUNTY, TEXAS

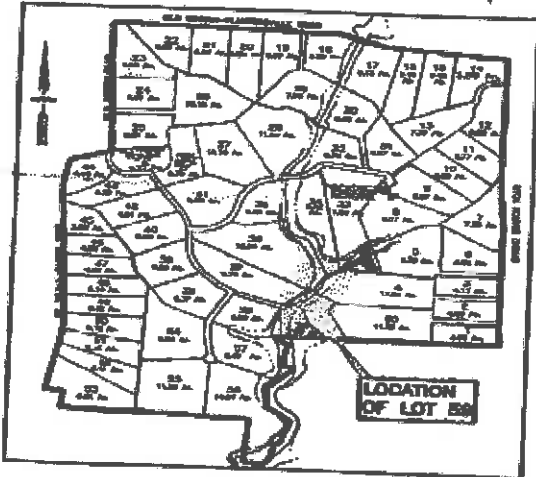
Prepared for the exclusive use of:
PERFECTION RANCH DEVELOPMENT LTD.

Scale: 1" = 100' Sheet 1 of 1
Date: SEPTEMBER 2005
Drawn By: DH

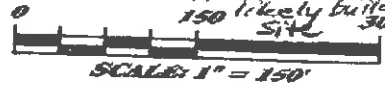
M.D.G. No. 000534-3783



LOT 57
8.45 Ac.



KEY MAP
NOT TO SCALE



	2251 TEXAS AVENUE SOUTH, SUITE A COLLEGE STATION, TX 77840
	Ph: (979) 883-6250 Fax: (979) 883-4243 Email: mdg@mdgtx.com

ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

AN
EXHIBIT DRAWING
FOR
LOT 59
OF
PERFECTION RANCH
WILLIAM RANKIN SURVEY, ABSTRACT NO. 30
MONTGOMERY COUNTY, TEXAS

Prepared for the exclusive use of:
PERFECTION RANCH DEVELOPMENT LTD.

Scale: 1" = 100' Sheet 1 of 1
Date: SEPTEMBER 2005
Drawn By: DH

M.D.G. No. 000534-3783





Subject Property