

# FOR SALE

Custom Home on One Acre  
Listed for \$995,000

1900 Oak View Court  
Cross Roads, Texas



This custom-designed home rests on a private, treed one-acre lot in a quiet cul-de-sac within the secluded Oak Shores neighborhood of Cross Roads, Texas. Built in 2013 and beautifully updated with a 2023 remodel, it offers more than 3,800 square feet of thoughtfully planned living space.

The main level is finished with hardwood flooring throughout the living areas, kitchen, bedrooms, home office, and half-bath, while tile accents the full baths and utility room. The living room is anchored by a striking stone fireplace and opens to a gourmet kitchen featuring custom cabinetry, an island, breakfast bar, and walk-in pantry. Two dining areas provide flexibility, including a formal space with an adjoining sitting area large enough to accommodate a substantial dining table. The home office is designed with picture-frame paneling, built-in shelving, and lower cabinetry, creating a warm and efficient workspace. The primary suite offers privacy and comfort with an 11-foot tray ceiling, plantation shutters, and an ensuite bath complete with dual vanities and a walk-in closet.

Upstairs, a spacious bonus room includes a full bath and large walk-in closet, along with a substantial floored and insulated storage room. The property also features two garages with enclosed parking for up to three vehicles.....*continued on next page*

Mature shade trees surround the home, enhancing its private and peaceful setting. Outdoor living is elevated by a covered flagstone patio with a vaulted beadboard ceiling, complemented by additional patio areas that overlook a fenced backyard, ideal for pets and secure outdoor enjoyment.

The home and irrigation system are serviced by a private water well, with community water and meter available along Oak View Court.

Oak Shores is a lakeside community along Lake Lewisville, south of Highway 380 and situated between Denton and Frisco. Known for its upscale homes on treed acre lots and its neighborhood park, the community offers a quiet rural environment with the added benefit of no city taxes. Despite its secluded feel, the neighborhood remains conveniently close to shopping, dining, hospitals, airports, and the business and entertainment corridors of Frisco, Plano, and North Dallas.



  
**DUTCH & CHERYL**

  
**KELLERWILLIAMS.**  
REAL ESTATE

**Listed By**  
**Dutch and Cheryl Wiemeyer**  
REALTORS®  
Direct/Text (940) 391-9092  
info@texasliving.com  
www.texasliving.com

# 1900 Oak View Court, Cross Roads, Texas 76227

**MLS#:** 21132434 **N** Active

[1900 Oak View Court Cross Roads, TX 76227-2483](#)

**LP:** \$995,000

**Property Type:** Residential

**SubType:** Single Family



**Also For Lease:** N  
**Subdivision:** Oak Shores Ph 2  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R187282](#)  
**Lot:** 85 **Block:** 1  
**Legal:** OAK SHORES PH 2 BLK 1 LOT 85  
**Unexempt Tx:** \$11,971  
**Spcl Tax Auth:** No

**Lst \$/SqFt:** \$256.05

**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Beds:** 3 **Tot Bth:** 4 **Liv Area:** 2  
**Fireplc:** 1 **Full Bath:** 3 **Din Area:** 2 **Pool:** No  
**Half Bath:** 1 **Adult Community:**  
**Smart Home App/Pwd:** No

**SqFt:** 3,886/Assessor  
**Yr Built:** 2013/Assessor/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** Mandatory  
**Access Unit:** No

**Hdcp Am:** No  
**Horses?:**  
**Attached:** No  
**Acres:** 1.001  
**HOA Dues:** \$350/Annually  
**AccUnit SF:**

**Garage:** Yes/3  
**Attch Gar:** Yes  
**# Carport:** 0  
**Cov Prk:** 3  
**Unit Type:**

### School Information

**School Dist:** Denton ISD  
**Elementary:** Cross Oaks **Middle:** Rodriguez **High:** Ray Braswell

### Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	22 x 18 / 1	Ceiling Fan(s), Fireplace	Bonus Room	30 x 22 / 2	Ceiling Fan(s)
Office	12 x 12 / 1	Built-in Cabinets, Ceiling Fan(s)	Kitchen	16 x 16 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Kitchen Island, Walk-in Pantry, Water Line to Refrigerator
Dining Room	22 x 13 / 1		Dining Room	12 x 12 / 1	
Bedroom-Primary	19 x 15 / 1	Ceiling Fan(s), Dual Sinks, Ensuite Bath, Separate Shower, Walk-in Closet(s)	Bedroom	19 x 12 / 1	Ceiling Fan(s), Split Bedrooms, Walk-in Closet(s)
Bedroom	13 x 12 / 1	Ceiling Fan(s)	Utility Room	14 x 6 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility

### General Information

**Housing Type:** Single Detached  
**Style of House:** Traditional  
**Lot Size/Acres:** 1 to < 3 Acres  
**Alarm/Security:** Smoke Detector(s)  
**Soil:** Sandy Loam  
**Heating:** Electric, Zoned  
**Roof:** Shingle  
**Windows:** Window Coverings  
**Construction:** Brick, Fiber Cement, Rock/Stone  
**Crops/Grasses:**  
**Foundation:** Slab  
**Basement:** No  
**Possession:** Other

**Fireplace Type:** Living Room, Stone, Wood Burning  
**Flooring:** Carpet, Tile, Wood  
**Levels:** 2  
**Type of Fence:** Back Yard, Chain Link  
**Cooling:** Ceiling Fan(s), Central Air, Zoned  
**Accessible Ft:**  
**Cmplx Appv For:**  
**Patio/Porch:** Covered, Patio  
**Vegetation:** Partially Wooded  
**Special Notes:** Deed Restrictions  
**Listing Terms:** Cash, Conventional

### Features

**Appliances:** Built-in Refrigerator, Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Oven-Convection  
**Laundry Feat:** Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup  
**Interior Feat:** Built-in Features, Double Vanity, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)  
**Exterior Feat:** Covered Patio/Porch, Rain Gutters, Storage  
**Park/Garage:** Garage Single Door  
**Street/Utilities:** Aerobic Septic, Asphalt, Co-op Electric, Underground Utilities, Well  
**Lot Description:** Acreage, Cul-De-Sac, Irregular Lot, Landscaped, Lrg. Backyard Grass, Many Trees, Sprinkler System, Subdivision  
**Common Feat:** Park  
**HOA Includes:** Full Use of Facilities, Management Fees  
**Other Structures:** Storage

**Restrictions:** Deed  
**Easements:** Utilities  
**Other Equipment:**

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**Remarks**

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**Property Description:** This custom-designed home rests on a private, treed one-acre lot in a quiet cul-de-sac within the exclusive Oak Shores neighborhood of Cross Roads. Built in 2013 and updated with a 2023 remodel, it offers over 3,800 square feet of thoughtfully planned living space. The main level features hardwood floors throughout the living area, kitchen, bedrooms, office, and half-bath, with tile in full baths and the utility room. A stone fireplace anchors the living room and opens to a well-appointed kitchen with custom cabinetry, island, breakfast bar, and walk-in pantry. Two dining areas provide flexibility, including one large enough for a substantial dining table with an adjoining seating area. The home office features picture-frame paneling, built-in shelving, and lower cabinetry, creating a warm and efficient workspace. The primary suite offers privacy and comfort with an 11-foot tray ceiling, plantation shutters, and an ensuite bath with dual vanities and walk-in closet. Upstairs, a spacious bonus room includes a full bath and large walk-in closet, along with a substantial floored and insulated storage room. The property also features two garages with enclosed parking for three vehicles. Mature shade trees surround the home, enhancing its private and peaceful setting. Outdoor living is elevated by a covered flagstone patio with vaulted beadboard ceiling, complemented by additional patio areas overlooking a fenced backyard, ideal for pets and secure enjoyment. The home and irrigation system are serviced by a private water well, with community water available along Oak View Ct. Oak Shores is a lakeside community along Lake Lewisville, south of Us380, between Denton & Frisco. Known for its upscale homes on treed acre lots & neighborhood park, the community offers a quiet rural environment with the added benefit of no city taxes, while remaining convenient to shopping, dining, hospitals, airports, and the business and entertainment corridors of Frisco, Plano, & North Dallas.

**Public Driving Directions:** Keyes Ln into Oak Shores, Left on Oak Shores Dr., Right on Oak View. Property on left as you enter cul-de-sac.

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**Agent/Office Information**

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**Lst Ofc:** KELLER WILLIAMS REALTY

**Lst Agt:** [DUTCH WIEMEYER](#)

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Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 12/14/2025 11:09

1900 Oak View Court, Cross Roads, Texas 76227  
**Listing ID:** 21132434



FRONT OF HOME...Beautiful Treed Acre Lot Sitting In A Cul-De-Sac



FRONT OF HOME...Extra View



FRONT OF HOME...Extra View



FRONT OF HOME...Aerial View, Concrete Drive, 2 Car And 1 Car Garages



FRONT OF HOME...Aerial View, Extra Photo



FRONT OF HOME...Aerial View, Extra Photo

1900 Oak View Court, Cross Roads, Texas 76227  
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BACK OF HOME AND PATIO



BACK PATIO



COVERED BACK PATIO...Flagstone Floor, Vaulted Ceiling



BACK YARD AND BACK OF HOME



BACK YARD AND BACK OF HOME



OVERHEAD VIEW OF HOME

1900 Oak View Court, Cross Roads, Texas 76227  
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BACK YARD...Storage Bldg And Wood Deck



AERIAL VIEW OF PROPERTY...Close Proximity To Lake Lewisville



FOYER VIEW...Open To Living Room And Dining Room



LIVING ROOM...Wood Floor, Stone WB Fireplace, B/I Entertainment Center, Plantation Shutters, Open To Kitchen



LIVING ROOM...View Is Looking Towards Foyer



FORMAL DINING ROOM...Wood Flooring, Open To Foyer And Living Room

1900 Oak View Court, Cross Roads, Texas 76227  
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KITCHEN...Wood Floor, Granite C-Tops, Slate Backsplash, Stainless Appliances



KITCHEN...Island, Breakfast Bar, W/I Pantry, B/I Fridge



KITCHEN...Induction Cooktop



KITCHEN...Extra View



DINING AREA...Wood Floor, Open To Kitchen, Sitting Area, Door To Cvrd Back Patio



DINING AREA...Extra View, Staircase To Bonus Room

1900 Oak View Court, Cross Roads, Texas 76227  
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SITTING AREA OFF DINING



OFFICE...Wood Floor, French Doors, Wall Of Built-Ins



PRIMARY BEDROOM...Wood Floor, Plantation Shutters, Trayed Ceiling



PRIMARY BATH...Tile Floor, Dbl Vanity W/Dressing Table, Granite C-Tops



PRIMARY BATH...Extra Photo, Large Tile Shower, W/I Closet W/Built-Ins



BEDROOM 2...Wood Floor, W/I Closet, Plantation Shutters, Shares Jack-N-Jill Bath W/Bedroom 3

1900 Oak View Court, Cross Roads, Texas 76227  
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BEDROOM 2 JACK-N-JILL BATH



BEDROOM 3 JACK-N-JILL BATH



BEDROOM 3...Wood Floor, Large W/I Closet, Plantation Shutters, Shares Jack-N-Jill Bath W/Bedroom 2



2ND FLOOR BONUS ROOM...Carpet, Dbl Ceiling Fans, Full Bath, Huge W/I Closet



2ND FLOOR BONUS ROOM...Extra View, Huge Floored Storage Room



2ND FLOOR BONUS ROOM...Extra View

1900 Oak View Court, Cross Roads, Texas 76227  
**Listing ID:** 21132434



BONUS ROOM FULL BATH



UTILITY ROOM...Tile Floor, Granite Top, Sink, Built-Ins, Door To Garage



SATELLITE AERIAL

## PROPERTY NOTES | 1900 Oak View Ct

**Acres** – 1.001 per 2022 Survey

### Utilities and Services –

- **Electric** – CoServ. Based on the owner's records, it averages about \$250 per month
- **Water** – Private well. Drilled in 2012. Pump depth is 220 feet per well report. Mustang Water is available at the street. Per the seller, there is a Mustang Water meter that was installed by the developer, but at this time, there is no line connecting it to the house.
- **Propane** – None. There is no natural gas available.
- **Septic** – Aerobic system
- **Hi-Speed Internet** – Seller using Starlink
- **Garbage** – Waste Connection
- **Deed Restrictions** – Yes
- **HOA** – Mandatory. Dues are \$350 annually
- **2025 Property Taxes** – About \$4,650
  - Exemptions – Homestead, Over 65

### Main Home –

- **Approximate square footage** – 3,885 per DCAD. This has not been verified by the sellers or broker.
- **Built in** – 2013 per DCAD. Additions added in 2023.
- **Built by** – Unknown
- **Current owners the original owners?** – No
- **Exterior** – Brick and Fiber Cement
- **Roof** – Shingle. Approximately 12 years old. The shingles on the addition over the outdoor patio were installed in 2023.
- **Foundation** – Slab

- **HVAC System** – There are three zones. All electric. Age of units is unknown to seller.
  - Master bedroom and Study
  - Remainder of main level
  - Upstairs
- **Water Heaters** – There are two electric units with a recirculating pump. Located in garage closet. Both units are approximately one year old.
- **Irrigation** – Approximately 10 zones covering areas around the front, back, and side yards.
- **Security** – No

**Outbuildings** – Storage building for tools and yard accessories. No electric or water.

**Exclusions** – None

Any property information given in this pamphlet is provided by the Seller to the best of their knowledge at the time of inclusion. The realtor makes no guarantees or warranties as to the accuracy or completeness of the information and accepts no liability for any inaccuracies or omissions. All information should be verified by the purchaser. All size, square footage and cost representations are approximate and are not guaranteed. The sale offering is made subject to errors, changes in price, prior sale or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed or national origin. Each Keller Williams Realty office is independently owned and operated.



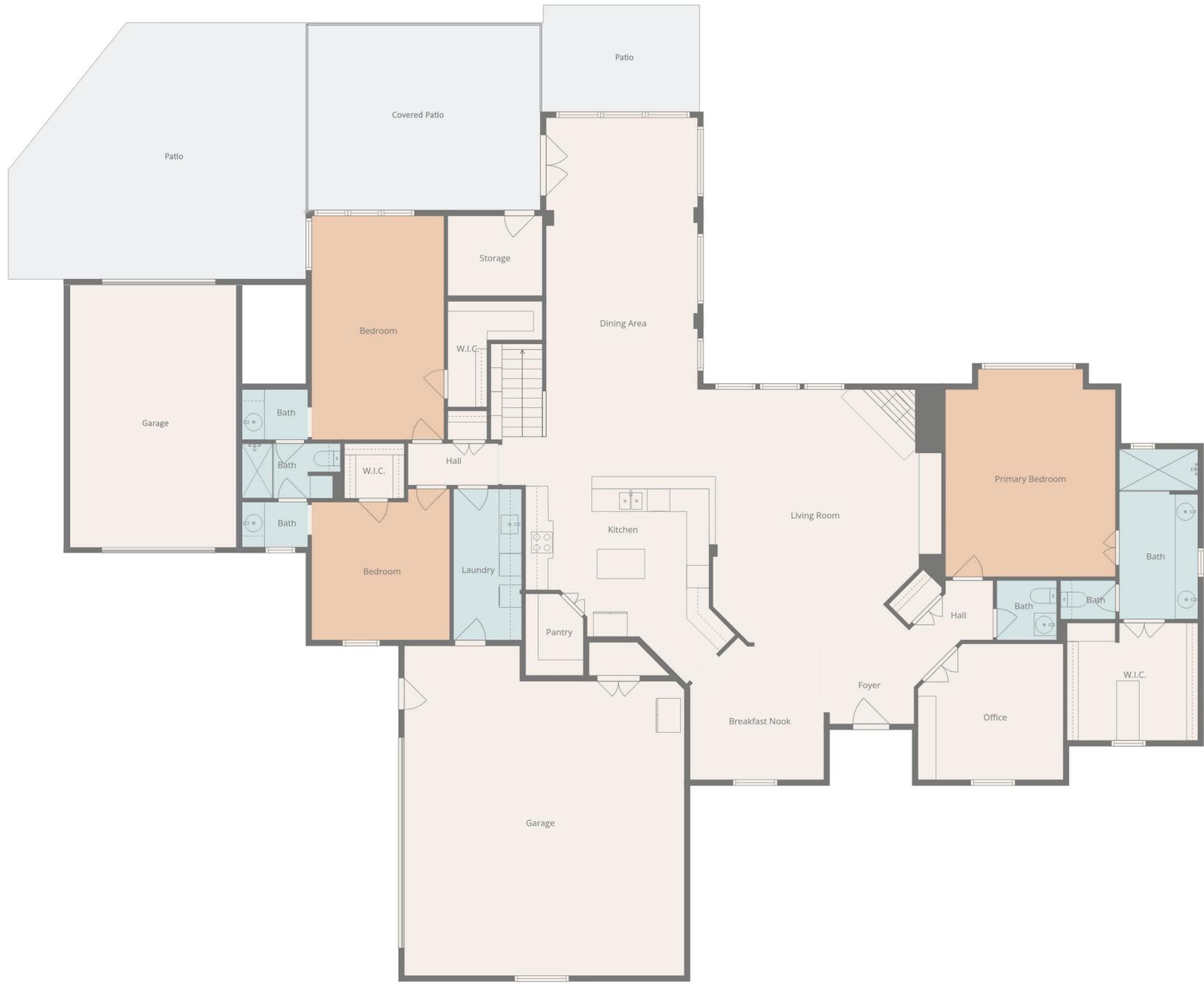
**DUTCH and CHERYL**

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(940) 391-9092 | Office: (940) 365-4687  
Email: dutchandcheryl@texasliving.com  
806 S. Hwy 377 | Aubrey, Texas 76227

**TEXASLIVING**  
COM  
ACREAGE PROPERTIES

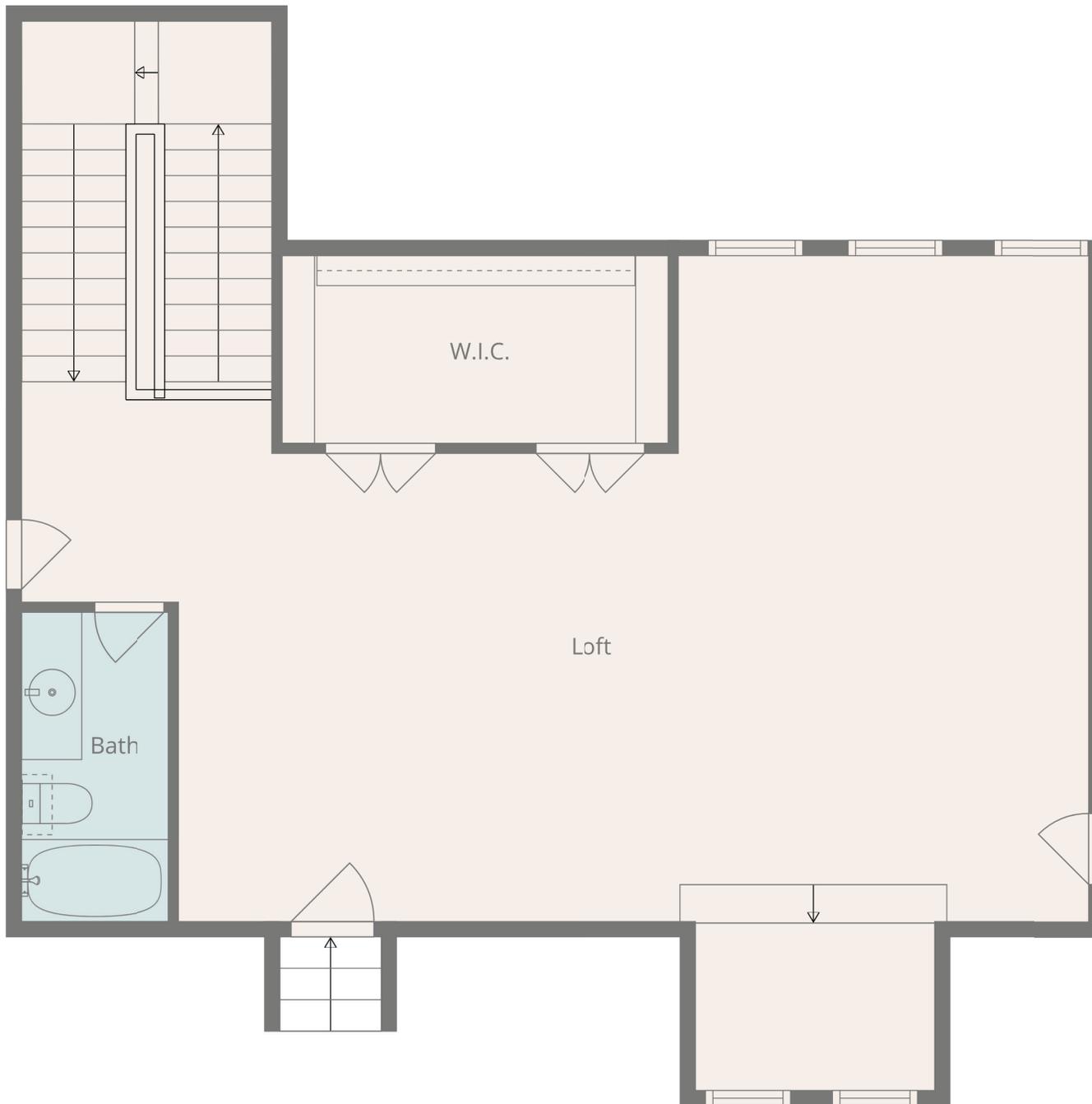
**kw**  
KELLERWILLIAMS.  
REALTY

12/13/2025



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







Attic



# SURVEY PLAT

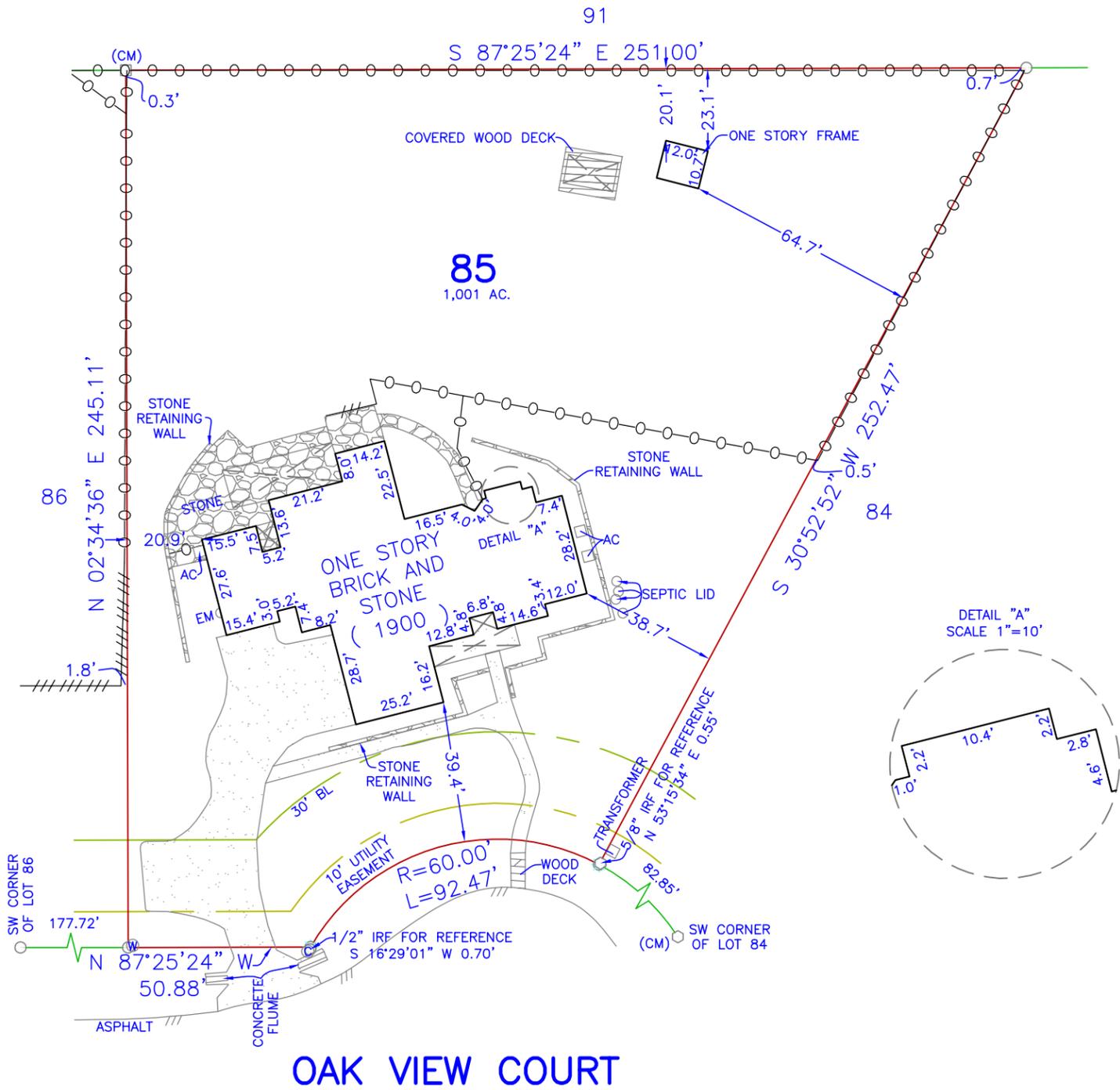
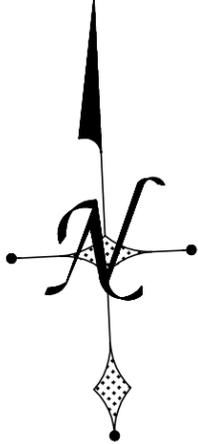


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 1900 Oak View Court, in the City of Cross Roads, Texas.

Being Lot 85, Block 1 OAK SHORES - PHASE II, an Addition to the Town of Cross Roads, Denton County, Texas, according to the Plat thereof recorded in Cabinet M, Page 135, Plat Records, Denton County, Texas.



CM'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL  
PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS  
VOL. 391 PAGE 84.  
CC# 1996-36120; 96-R0062634;  
2007-110284; 2011-125245; 2013-22997;  
2016-118015; 2013-20649.

ACCEPTED BY: \_\_\_\_\_



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY RESOURCES TITLE.  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'  
Date: 08/30/2022  
G.F. No.: 225933  
Job No.: 202209895KK  
Drawn by: ACN

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR RESOURCES TITLE.

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM	RESIDENCE
MRD	CONTROLLING MONUMENT
1/2" IRON ROD FOUND	MONUMENTS OF RECORD DIGNITY
1/2" YELLOW-CAPPED IRON ROD SET	SET 'X'
FOUND MONUMENT	POINT FOR CORNER
5/8" IRON ROD FOUND	CABLE
POINT FOR CORNER	CLEAN OUT
CABLE	GAS METER
CLEAN OUT	FIRE HYDRANT
GAS METER	LIGHT POLE
FIRE HYDRANT	MANHOLE
LIGHT POLE	(UNLESS OTHERWISE NOTED)
MANHOLE	ELECTRIC
	POOL EQUIP
	POWER POLE
	TELEPHONE
	WATER METER
	VAULT



Denton County  
Cynthia Mitchell  
County Clerk  
Denton, Tx 76202



Instrument Number: 2007-110284

Recorded On: September 14, 2007

As  
Restrictions

Parties: LAKE LEWISVILLES OAK SHORES POA

To

Billable Pages: 17  
Number of Pages: 17

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Restrictions	75.00
Total Recording:	75.00

\*\*\*\*\* DO NOT REMOVE THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2007-110284  
Receipt Number: 420581  
Recorded Date/Time: September 14, 2007 09:10:05A  
User / Station: P Sallee - Cash Station 4

Record and Return To:

DAVID MEEK  
L L O S P O A  
P O BOX 648  
AUBREY TX 76227



THE STATE OF TEXAS }  
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

*C. Mitchell*  
County Clerk  
Denton County, Texas

**AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAK SHORES, PHASE ONE AND PHASE TWO**

STATE OF TEXAS       \*

KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF DENTON   \*

**THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAK SHORES, PHASE ONE AND PHASE TWO**, is made on the date hereinafter set forth by **Lake Lewisville's Oak Shores Property Owners Association**.

**W I T N E S S E T H:**

**WHEREAS**, on February 23, 1995, the Declaration of Covenants, Conditions and Restrictions for Oak Shores, Phase One was filed of record and is presently recorded as County Clerk's Instrument Number 95-R0010781 of the Real Property Records of Denton County, Texas (the "Declaration"); and

**WHEREAS**, on May 29, 1996, the Declaration of Covenants, Conditions and Restrictions for Oak Shores, Phase One and Phase Two was filed of record and is presently recorded as County Clerk's Instrument Number 96-R0036120 of the Real Property Records of Denton County, Texas (the "Declaration"); and

**WHEREAS**, on September 9, 1996, the Phase One and Phase Two Declaration was amended by the Amendment to Restrictions (the "Amendment") recorded as County Clerk's Instrument Number 96-R0062634 of the Real Property Records of Denton County, Texas; and

**WHEREAS**, the Declaration recorded as Instrument Number 95-R0010781, and the Declaration and the Amendment recorded as Instrument Numbers 96-R0036120 and 96-R0062634, are hereinafter referred to, collectively, as the "Original Declaration;" and

**WHEREAS**, this Amended and Restated Oak Shores, Phase One and Phase Two Declaration, including corrections of scrivener's errors, has been approved by not less than two-thirds (2/3rds) of the existing Owners (Members) of Lots, as evidenced by the attached sworn certificate of a majority of the Board of Directors, pursuant to the requirements contained in Article IX, Section 9.02 of the Original Declaration, with the intent that this Amended and Restated Oak Shores, Phase One and Phase Two Declaration shall constitute the complete declaration of covenants, conditions and restrictions for the Lake Lewisville's Oak Shores Property Owners Association, and that the Original Declaration, except as amended and restated herein, shall be of no further force or effect.

**WHEREAS**, the Original Declaration affects that certain tract (the "Property") of land known as OAK SHORES of 171.647 Acres of land situated in Denton County, Texas (the "Subdivision"), with the Plats ("Plats") of Oak Shores, Phase One ("Phase One") and Phase Two ("Phase Two") as recorded in the office of the County Clerk of Denton County Texas, May 29, 1994, and February 23, 1995, in Cabinet M, Slide 135-140 and in Cabinet L, Slide 61, of the Map Records of Denton County, Texas,

**NOW, THEREFORE**, the Property shall be held, sold, occupied and conveyed subject to the following reservations, easements, liens, restrictions, covenants and conditions, applicable thereto, all of which are for the purposes of enhancing and protecting the value, desirability and attractiveness of said Property, which restrictions shall run with said Property and title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof. Phase One and Phase Two shall be subject to the jurisdiction of the "Association" (as hereinafter defined).

## ARTICLE I

### DEFINITIONS

Section 1.01 "Association" shall mean and refer to the Oak Shores Property Owners Association, and its successors and assigns.

Section 1.02 "Oak Shores" shall mean and refer to Phase One and Phase Two and any other phases of Oak Shores hereafter made subject to the jurisdiction of the Association.

Section 1.03 "Board of Directors" shall mean and refer to the Board of Directors of the Association.

Section 1.04 "Builders" shall mean and refer to persons or entities that purchase tracts and build speculative or custom homes thereon for third party purchasers.

Section 1.05 "Common Area" shall mean all real property (including the improvements thereto) within the Subdivision owned by the Developer and/or the Association for the common use and enjoyment of the owners.

Section 1.06 "Contractor" shall mean and refer to the person or entity with whom an Owner contracts to construct a residential dwelling on such Owner's Tract.

Section 1.07 "Developer" shall mean and refer to Brian Frazier, Managing Partner for Oak Point Joint Venture, and its successors and assigns.

Section 1.08 "Tract" shall mean and refer to any plot of land identified as a tract or home site on the Plats of Phase One and Phase Two. For purposes of this instrument, "Tract" shall not be deemed to include any portion of the "Common Areas" or "Unrestricted Reserves", (defined herein as any Common Areas and Unrestricted Reserves shown on the Plats) in the Subdivision, regardless of the use made of such area.

Section 1.09 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Tract which is a part of the Subdivision, including (i) contract sellers (a seller under a Contract-for-Deed), but excluding those having such interest merely as security for the performance of an obligation, (ii) Developer (except as otherwise provided herein), and (iii) Builders.

## ARTICLE II

### RESERVATIONS, EXCEPTION AND DEDICATIONS

Section 2.01 Recorded Subdivision map of the Property. The Plats ("Plats") of Phase One and Phase Two dedicate for use as such, subject to the limitations as set forth therein, the roads, streets and easements shown thereon. The Plats further establish certain restrictions applicable to Phase One and Phase Two. All dedications, restrictions and reservations created herein or shown on the Plats, re-Plats or amendments of the Plats of Phase One and Phase Two recorded or hereafter recorded shall be construed as being included in each contract, deed, or conveyance executed or to be executed by or on behalf of Developer, whether specifically referred to therein or not.

Section 2.02 Easements. Developer reserves for public use the utility easements shown on the Plats or that have been or hereafter may be created by separate instrument recorded in the Real Property Records of Denton County, Texas, for the purpose of constructing, maintaining and repairing a system or systems of electric lighting, electric power, telegraph and telephone line or lines, storm surface drainage, cable television, or any other utility the Developer sees fit to install in, across and/or under Phase One and Phase Two. All utility easements in Phase One and Phase Two may be used for the construction of drainage swells in order to provide for improved surface drainage of the Reserves, Common Area and/or Tracts. Should any utility company furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, developer, without the joinder of any other Owner, shall have the right to grant such easement on said property without conflicting with the terms thereof. Any utility company serving Phase One and Phase Two shall have the right to enter upon any utility easement for the purpose of installation, repair and maintenance of their respective facilities.

Neither Developer nor any utility Company, political subdivision or other authorized entity using the easements herein referred to shall be liable for any damages done by them or their assigns, agents, employees, or servants, to fences, shrubbery, trees and lawns or any other property of the Owner on the property covered by said easements.

Section 2.03 Title Subject to Easements. It is expressly agreed and understood that the title conveyed by developer to any of the Tracts by contract deed or other conveyance shall be subject to any easement affecting same for roadways or drainage, electric lighting, electric power, telegraph or telephone purposes and other easements hereafter granted affecting the Tracts. The Owners of the respective Tracts shall not be deemed to own pipes, wires, conduits or other service lines running through their Tracts which are utilized for or service other Tracts, but each Owner shall have an easement in and to the aforesaid facilities as shall be necessary for the use, maintenance and enjoyment of his Tract. The Developer may convey title to said easements to the public, a public utility company or the Association.

#### Section 2.04 Utility Easements.

(a) Utility ground and aerial easements have been dedicated in accordance with the Plats and by separate recorded easement documents.

(b) No building shall be located over, under, upon or across any portion of any utility easement. The Owner of each Tract shall have the right to construct, keep and maintain concrete drives, fences, and similar improvements across any utility easement, and shall be entitled to cross such easements at all times for purposes of gaining access to and from such Tracts, provided, however, any concrete drive, fence, or similar improvement placed upon such Utility Easement by the Owner shall be constructed, maintained and used at Owner's risk and, as such, the Owner of each Tract subject to said Utility Easements shall be responsible for (i) any and all repairs to the concrete drives, fences and similar improvements which cross or are located upon such Utility Easements and (ii) repairing any damage to said improvements caused by the Utility District or any public utility in the course of installing, operating, maintaining, repairing, or removing its facilities located within the Utility Easements.

### Article III

#### USE RESTRICTIONS

Section 3.01 Single Family Residential Construction. No building shall be erected, altered, placed or permitted to remain on any Tract other than one dwelling unit per each Tract to be used for residential purposes. Only one dwelling is allowed per lot and said dwelling shall be used as a single-family residence. Garages must be side or rear entry. Detached garages, workshops, and barns may be constructed on the property at the same time as the main dwelling is being built, or any time thereafter, so long as they are of good construction, kept in good repair, and are not used for residential purposes.

All dwellings, detached garages, workshops, and barns must be approved by the Architectural Control Committee prior to being erected, altered or placed on the Property.

Specific requirements for detached metal and pre-fabricated buildings:

Metal and pre-fabricated detached buildings are only allowed if they are less than 144 square feet.

1. Metal and pre-fabricated buildings are not permitted in front of the face of the house and must be within the same lot boundary offsets as the house requirements (30 feet from front; 20 feet from sides and back).
2. Metal and pre-fabricated detached buildings' roof materials must be of flame retardant material.
3. Metal and pre-fabricated detached buildings must be side or rear entry.

Specific requirements for detached garages, workshops, and barns:

1. Detached garages, workshops, and barns larger than 144 square feet require a cement foundation.
2. The exterior of detached garages, workshops, and barns larger than 144 square feet is required to have the same exterior as the house.

3. The roofing material for detached garages, workshops, and barns larger than 144 square feet is required to match the roofing material of the house.
4. Detached buildings are not permitted in front of the face of the house and must be within the same lot boundary offsets as the house requirements (30 feet from front; 20 feet from sides and back).

The term "dwelling" does not include single or double wide manufactured homes, and said manufactured homes are not permitted within the Subdivision. All dwellings must have at least 2400 square feet of living area, excluding porches, and be built with new construction material, seventy percent (70%) or greater masonry construction and flame retardant shingles for any shingles used. Any Residence shall be constructed to generally face the street. Any building, structure or improvement commenced on any Tract shall be completed as to exterior finish and appearance within six (6) months from the commencement date. As used herein, the term "residential purposes" shall be construed to prohibit mobile homes or trailers being placed on said Tracts, or the use of said Tracts for duplex houses, condominiums, townhouses, or apartment houses. All Tracts shall be for residential purposes and all homes must be site constructed. All driveways shall be made of concrete.

Section 3.02 Composite Building Site. Any Owner of one or more adjoining Tracts (or portions thereof) may, with the prior written approval of the Architectural Control Committee, consolidate such Tracts or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case the side set-back lines shall be measured from the resulting side property lines rather than from the Tract lines as indicated on the Plat.

Section 3.03 Location of the Improvements upon the Tract. (a) The minimum dimension of lots and yards, and the minimum lot area per family shall be as follows, subject to Section 4.05 of these restrictions: (1) Lot area: the minimum lot area in this District shall be one acre; (2) Front Yard: There shall be a front yard having a minimum depth of 30 feet. (3) Side Yard: The minimum distance from the side building line to the property line shall be 20 feet or the sum of the side yard dimensions on any lot measured along the front building lines shall be not less than twenty-five percent of the total width of the lot at the building line. (4) Rear Yard: The minimum distance from the rear building line to the property line shall be 20 feet. (5) Height Regulations: The maximum height shall be three stories.

(b) All dwellings must be equipped with septic tank or other sewage disposal system meeting all applicable laws, rules, standards and specifications, and all such dwellings must be served with water and electricity. Refer to Sewage Disposal Section 3.14 of these restrictions.

Section 3.04 Use of Temporary Structures. No structure of a temporary character, whether mobile home, R.V., camper trailer, basement, tent, shack, garage, barn or other outbuilding shall be maintained or used on any Tract at any time as a residence, either temporarily or permanently; provided, however, that Developer reserves the exclusive right to erect, place and maintain such facilities in or upon any property in the Subdivision that it owns as in its sole discretion may be necessary or convenient while selling Tracts, selling or constructing residences and constructing other improvements within the Subdivision. Developer reserves the right to sell the lot that the temporary sales office is located on and lease said office back from the purchaser of the lot.

Section 3.05 Walls and Fences. Walls and fences, if any, must be approved prior to construction by the Architectural Control Committee. Fencing is not permitted in front of the face of the house or closer to the street than the 30 foot boundary offset.

Specific fencing requirements:

1. Open fencing (wrought iron, cast aluminum grill work, etc.) is encouraged.
2. Open fencing can enclose the total lot area, less the area in front of the face of the house or closer to the street than the 30 foot boundary offset.
3. Privacy fencing (solid continuous fencing) shall enclose no more than twenty-five percent (25%) of the total lot area.
4. No fence may exceed a height of six feet.
5. Wooden material fencing constructed of either cedar or redwood may be treated per item (7) below (recommended but not required).
6. All posts must be constructed of either steel or other metal.
7. All wood fencing material, other than cedar or redwood, must be pretreated or

field treated with a parafinetic oil-based stain. The property owner will be required to provide proof of this to the ACC within 30 days of the fencing completion.

8. Any fencing constructed adjacent to either a Wildlife Management Area or the Corps of Engineers Property cannot be of solid, continuous character.
9. Town of Cross Roads regulations require a fence around swimming pools with a minimum height of 48 inches.

Section 3.06 Prohibition of Offensive Activities. No Activity, whether for profit or not, shall be conducted on any tract which is not related to single family residential purposes, unless said activity meets the following criteria: (a) no additional exterior sign of activity is present, (b) it is the type of activity that usually happens in a home, (c) no additional traffic, that would not be there normally, is created, and (d) nothing dangerous is present that shouldn't be there. This restriction is waived in regard to the customary sales activities required to sell homes in the Subdivision. The discharge or use of firearms is expressly prohibited. The Association shall have the sole and absolute discretion to determine what constitutes a nuisance or annoyance. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Section 3.07 Garbage and Trash Disposal. Garbage and trash or other debris accumulated in this Subdivision shall not be permitted to be dumped at any place upon adjoining land where a nuisance to any residence of this Subdivision is or may be created. No tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be allowed to accumulate, shall be kept in sanitary containers and shall be disposed of regularly. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Section 3.08 Motor Vehicles. Any unlicensed motor vehicles shall be garaged. No motor bikes, motorcycles, motor scooters or other vehicles of that type shall be permitted in the Subdivision, if they are a nuisance by reason of noise or manner of use. No parking will be permitted on any road or street in the Subdivision.

Section 3.09 Signs. No signs, advertisement, billboards or advertising structure of any kind may be erected or maintained on any Tract without the consent in writing of the Architectural Control Committee, except one (1) professionally made sign not more than twenty-four inches by twenty-four inches, advertising an Owner's Tract for sale or rent, and one (1) professionally made sign, not more than twelve inches (12") wide by twenty-four inches (24") long identifying the tract owner's name or names. Declarant or any member of such Committee shall have the right to remove any such sign, advertisement or billboard or structure which is placed on any Tract in violation of these restrictions, and in doing so, shall not be liable, and is hereby expressly relieved from, any liability for trespass or other tort in connection therewith, or arising from such removal.

Section 3.10 Animal Husbandry. No animals shall be kept on a tract so as to be a nuisance to adjoining property owners. No horses, cattle, goats, sheep, pigs or chickens shall be allowed. No pets are to run at large in the Subdivision.

Section 3.11 Drainage. Natural established drainage patterns of streets, tracts or roadway ditches will not be impaired by any person or persons. Driveway culverts must be installed and will be of sufficient size to afford proper drainage of ditches without backing water up into ditch or diverting flow. Drainage culvert must be constructed of concrete or metal and must have a minimum diameter of 18 inches.

Section 3.12 Satellite Dish Satellite dishes are not to be visible from any street.

In the event of the failure of Owner to comply with the above requirements after ten (10) days written notice thereof, the Association or their designated agents may, without liability to the Owner, Contractor or any occupants of the Tract in trespass or otherwise, enter upon (and or authorize one or more others to enter upon) said Tract, cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with this Declaration. Payment for the charges shall be payable on the first day of the next calendar month.

Section 3.13 Sewage Disposal. All dwellings must be equipped with a sewage disposal system that meets or exceeds all applicable laws, rules, standards and specifications of State, County, or City Health Department

regulations and requirements for sewage disposal. Procedures that should be followed as a minimum: (1) Percolation Test by licensed person or persons otherwise qualified by law, (2) Permit from the local Health Department authority, (3) Installation by qualified person, (4) Inspection and approval by qualified County/City inspector.

#### ARTICLE IV

#### ARCHITECTURAL CONTROL COMMITTEE

##### Section 4.01 Basic Control.

(a) No building or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design or exterior appearance thereof (excluding, without limitation, painting, staining or siding), or any addition or exterior alteration made thereto after original construction, or demolition or destruction by voluntary action made thereto after original construction, on a Tract in the Subdivision without the necessary approval (as hereinafter provided) from the Committee, of the construction plans and specifications for the construction or alteration of such improvements or demolition or destruction of existing improvements by voluntary action.

(b) Each application made to the Committee, or to the Developer under Section 4.02 below accompanied by three sets of plans and specifications for all proposed construction (initial or alteration) to be done on such Tract, including plot plans showing location on the tract. Upon receipt, the Architectural Control Committee shall forward one set of the plans and specifications to the Developer.

##### Section 4.02 Architectural Control Committee.

(a) The authority to grant or withhold architectural control approval as referred to above is initially vested in the Developer; provided, however, the authority of the Developer shall cease and terminate upon the election of the Architectural Control Committee of the Association (sometimes herein referred to as the "Committee"), in which event such authority shall be vested in and exercised by the Committee (as provided in (b) below), hereinafter referred to, except as to plans and specifications and plot plans theretofore submitted to the Developer which shall continue to exercise each authority over all such plans, specifications and plot plans. The term "Committee", as used in this Declaration, shall mean or refer to the Developer or to the Oak Shore Architectural Control Committee composed of members of the Association, as applicable.

(b) At such time as Fifty-One percent (51%) of all of the Lots in all Phases of the Subdivision are conveyed by Developer (from time to time hereafter referred to as the "Control Transfer Date") the Developer shall cause an instrument transferring control to the Association to be placed of record in the Real Property Records of Denton County, Texas (which instrument shall include the Control Transfer Date). Thereupon, the Association shall elect a committee of three (3) members to be known as the Oak Shore Architectural Control Committee, and two (2) members shall constitute a quorum. From and after the Control Transfer Date, each member of the Committee must be an Owner of property in some Phase of Oak Shores Subdivision. Additionally, the Developer shall have the right to discontinue the exercise of architectural control privileges and arrange for the transfer to the Association at any time prior to the Control Transfer Date by filing a statement and instrument to such effect in the Real Property Records of Denton County, Texas.

Section 4.03 Effect of Inaction. Approval or disapproval as to architectural control matters, as set forth in the preceding provisions of the Declaration shall be in writing. In the event that the authority exercising the prerogative of approval or disapproval (whether the Developer or the Committee) fails to approve or disapprove in writing any plans and specifications and plot plans received by it in compliance with the preceding provisions within thirty (30) days following such submissions, such plans and specifications and plot plan shall be deemed approved and the construction of any such building and other improvements may be commenced and proceeded with in compliance with all such plans and specifications and plot plan and all of the other terms and provisions hereof.

Section 4.04 Effect of Approval. The granting of the aforesaid approval (whether in writing or by lapse of time) shall constitute only an expression of opinion by the Committee that the terms and provisions hereof shall be

complied with if the building and/or improvements are erected in accordance with said plans and specifications and plot plan; and such approval shall not constitute any nature of waiver or estoppel either as to the persons expressing such approval or any other person in the event that such building and/or improvements are not constructed in accordance with such plans and specifications and plot plan, but, nevertheless, fail to comply with the provisions hereof. Further, no person exercising any prerogative of approval or disapproval shall incur any liability by reasons of the good faith exercise thereof.

Section 4.05 Variance. The Developer, and the Committee, may authorize variances from compliance with any of the provisions of this Declaration or minimum acceptable construction standards or regulations and requirements as promulgated from time to time by the Developer or the Committee, when circumstances such as topography, natural obstructions, Tract configuration, Tract size, hardship, aesthetic or environmental consideration may require a variance. The Developer and the Committee, reserve the right to grant variances as to building setback lines, minimum square footage of the residence and other items. Such variances must be evidenced in writing and shall become effective when signed by the Developer or by at least a majority of the members of the Committee. If any such variances are granted, no violation of the provisions of this Declaration shall be deemed to have occurred with respect to the matter for which the variance is granted; provided, however, that the granting of a variance shall not operate to waive any of the provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall the granting of any variance by the developer or the Committee, affect in any way the Owner's obligation to comply with all governmental laws and City ordinances and regulations affecting the property concerned and the Plats.

#### ARTICLE V

#### OAK SHORES PROPERTY OWNERS ASSOCIATION

Section 5.01 Membership. Every person or entity who is a record owner of any Tract which is subject to the Maintenance Charge (or could be following the withdrawal of an exemption therefrom) and other assessments provided herein, including contract sellers, shall be a "Member" of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation or those having only an interest in the mineral estate. Owners shall have one membership for each Tract owned by such Member. Memberships shall be appurtenant to and may not be separated from the ownership of the Tracts. Regardless of the number of persons who may own a Tract (such as husband and wife, or joint tenants, etc.) there shall be but one membership for each Tract. Additionally, the Directors of the Association shall also be Members of the Association (as more particularly described in the Bylaws). Ownership of the Tracts shall be the sole qualification for membership. The voting rights of the Members are set forth in the Bylaws of the Association.

Section 5.02 Non-Profit Corporation. Oak Shores Property Owners Association, Inc., a non-profit corporation, has been (or will be) organized and it shall be governed by the Articles of Incorporation and Bylaws of said Association; and all duties, obligations, benefits, liens and rights hereunder in favor of the Association shall vest in said corporation.

Section 5.03 Bylaws. The Association has adopted or may adopt whatever Bylaws it may choose to govern the organization or operation of the Subdivision and the use and enjoyment of the Tracts and Common Areas, provided that the same are not in conflict with the terms and provisions hereof.

Section 5.04 Owners Right of Enjoyment. Every owner shall have a beneficial interest of use and enjoyment in and to the Common Areas and such right shall be appurtenant to and shall pass with the title to every assessed Tract, subject to the following provisions:

- (a) the right of the Association, with respect to the Common Areas, to limit the number of guests of Owners;
- (b) the right of the Association to charge reasonable admission and other fees for the use of any facility situated upon the Common Areas;
- (c) the right of the Association, in accordance with its Articles and Bylaws (and until 51% of all tracts in the Subdivision are sold, subject to the prior written approval of the Developer), to (i) borrow money for the purpose of

improving and maintaining the Common Areas and facilities (including borrowing from the Developer or any entity affiliated with the Developer) and (ii) mortgage said property, however, the rights of such mortgagee of said property shall be subordinate to the rights of the owners hereunder;

(d) the right of the Association to suspend the Member's voting rights and the Member's and "Related Users" (as hereinafter defined) right to use any recreational facilities within the Common Areas during any period in which the Maintenance Charge or any assessment against his Tract remains unpaid;

(e) the right of the Association to suspend the Member's voting rights and the Member's and Related Users' right to use any recreational facilities within the Common Area, after notice and hearing by the Board of Directors, for the infraction or violation by such Member or Related Users of this Declaration or the "Rules and Regulations", as hereinafter defined, which suspension shall continue for the duration of such infraction or violation, plus a period not to exceed sixty (60) days following the cessation or curing of such infraction or violation.

## ARTICLE VI

### MAINTENANCE FUND

Section 6.01 Maintenance Fund Obligation. Each Owner of a tract by acceptance of a deed therefore, whether or not it shall be expressed in any such deed or other conveyance, is deemed to covenant and agreed to pay to the Association a monthly maintenance charge (the "Maintenance Charge"), and any other assessments or charges hereby levied. The Maintenance Charge and any other assessments or charges hereby levied, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the Tracts and shall be a continuing lien upon the property against which each such Maintenance Charge and other charges and assessments are made.

#### Section 6.02 Basis of the Maintenance Charge

(a) The Maintenance Charge referred to shall be used to create a fund to be known as the "Maintenance Fund", which shall be used as herein provided; and each such Maintenance Charge (except as otherwise hereinafter provided) shall be paid by the Owner of each Tract (or residential building site) to the Association. The Maintenance Charge for the year of purchase shall be pro-rated at closing and then shall be paid annually, in advance, on or before the first day of the first month of each calendar year. Provided, however, that if an Owner owns more than one tract in the Subdivision, such Owner shall pay only twice the assessment of one (1) Tract, no matter how many Tracts are owned. In the event an Owner obtains consent from the Committee for a Composite Building site pursuant to Section 3.02 hereof, such Composite Building Site shall be considered one Tract beginning upon the completion of the improvements thereon.

(b) Any Maintenance Charge not paid within thirty (30) days after the due date shall bear interest from the due date at the lesser of (i) the rate of eighteen percent (18%) per annum or (ii) the maximum rate permitted by law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the hereinafter described lien against the Owner's Tract. No Owner may waive or otherwise escape liability for the Maintenance Charge by non-use of any Common Areas or recreational facilities available for use by Owners of the subdivision or by the abandonment of his Tract.

(c) The exact amount of the Maintenance Charge applicable to each Tract will be determined by the Developer. All other matters relating to the Maintenance Charge and the collection, expenditures and administration of the Maintenance Fund shall be determined by the Developer or the Board of Directors of the Association, subject to the provision hereof.

(d) The Association, from and after the Control Transfer Date, shall have the further right at any time, with a majority vote of all Association members, to adjust or alter said Maintenance Charge from year to year as it deems proper to meet the reasonable operation expenses and reserve requirements of the Association in order for the Association to carry out its duties hereunder.

Section 6.03 Creation of Lien and Personal Obligation. In order to secure the payment of the Maintenance Charge, and other charges and assessments hereby levied, each Owner of a Tract in the Subdivision, by such party's acceptance of a deed thereto, hereby grants to the Association a contractual lien on such Tract which may be foreclosed on by non-judicial foreclosure and pursuant to the provisions of Section 51.002 of the Texas Property Code (and any successor statute); and each such owner hereby expressly grants the Association a power of sale in connection therewith. The Association shall, whenever it proceeds with non-judicial foreclosure pursuant to the provisions of said Section 51.002 of the Texas Property Code and said power of sale, designate in writing a Trustee to post or cause to be posted all required notices of such foreclosure sale and to conduct such foreclosure sale. The Trustee may be changed at any time and from time to time by the Association by means of written instrument executed by the President or any Vice-President of the Association and filed for record in the Real Property Records of Denton County, Texas. In the event that the Association has determined to non-judicially foreclose the lien provided herein pursuant to the provisions of said Section 51.002 of the Texas Property Code and to exercise the power of sale hereby granted, the Association, or the Association's agent, shall give notice of foreclosure sale as provided by the Texas Property Code as then amended. Upon request by Association, Trustee shall give any further notice of foreclosure sale as may be required by the Texas Property Code as then amended, and shall convey such Tract to highest bidder for cash by the General Warranty Deed. Out of the proceeds of such sale, if any, there shall first be paid all expenses incurred by the Association in connection with such default, including reasonable attorney's fees and a reasonable trustee's fee; second, from such proceeds there shall be paid to the Association an amount equal to the amount in default; and third, the remaining balance shall be paid to such Owner. Following any such foreclosure, each occupant of any such Tract foreclosed on and each occupant of any improvements thereon shall be deemed to be a tenant at sufferance and may be removed from possession by any and all lawful means, including a judgment for possession in an action of forcible detainer and the issuance of a writ of restitution thereunder.

In the event of non-payment by any owner of any Maintenance Charge or other charge or assessment levied hereunder, the Association may, in addition to foreclosing the lien hereby retained, and exercising the remedies provided herein, upon ten (10) days prior written notice thereof to such nonpaying Owner, exercise all other rights and remedies available at law or in equity.

It is the intent of the provisions of this Section 6.03 to comply with the provisions of said Section 51.002 of the Texas Property Code relating to non-judicial sales by power of sale and, in the event of the amendment of said Section 51.002 of the Texas Property Code hereafter, the President or any Vice-President of the Association, acting without joinder of any other Owner or mortgagee or other person may, by amendment to this Declaration filed in the Real Property Records of Denton County, Texas, amend the provision hereof so as to comply with said amendments to Section 51.002 of the Texas Property Code.

Section 6.04 Notice of Lien. In addition to the right of the Association to enforce the Maintenance Charge or other charge or assessment levied hereunder, the Association may file a claim or lien against the Tract of the delinquent Owner by recording a notice ("Notice of Lien") setting forth (a) the amount of the claim of delinquency, (b) the interest and costs of amount of claim of delinquency, (c) the interest and costs of collection which have accrued thereon, (d) the legal description and street address of the Tract against which the lien is claimed and (e) the name of the Owner thereof. Such Notice of Lien shall be signed and acknowledged by an officer of the Association or other duly authorized agent of the Association. The lien shall continue until the amounts secured thereby and all subsequently accruing amounts are fully paid or otherwise satisfied. When all amounts claimed under the Notice of Lien and all other costs and assessments which may have accrued subsequent to the filing of the Notice of Lien have been fully paid or satisfied, the Association shall execute and record a notice releasing the lien upon payment by the Owner of a reasonable fee as fixed by the Board of Directors to cover the preparation and recordation of such release of lien instrument.

Section 6.05 Liens Subordinate to Mortgages. The lien describe in this Article VI shall be deemed subordinate to a first lien or other liens of any bank, insurance company, savings and loan association, university, pension and profit sharing trusts or plans, or any other third party lender, including Developer, which may have heretofore or may hereafter lend money in good faith for the purchase or improvement of any Tract and any renewal, rearrangement or refinancing thereof. Each such mortgagee encumbering a Tract who obtains title to such Tract pursuant to the remedies provided in the deed of trust or mortgage or by judicial foreclosure shall take title to the Tract free and clear of any claims for unpaid Maintenance Charges or other charges of assessments against such Tract which

accrued prior to the time such holder acquired title to such Tract. No such sale or transfer shall relieve such holder acquiring title to a Tract from liability for any Maintenance Charge or other charges or assessments thereafter becoming due or form the lien thereof. Any other sale or transfer of a Tract shall not affect the Association's lien for Maintenance Charges or other charges or assessments. The Association shall make a good faith effort to give each such mortgagee sixty (60) days advance written notice of the Association's proposed foreclosure of the lien described in Section 6.01 hereof, which notice shall be sent to the nearest office of such mortgagee by prepaid United States registered or Certified mail, return receipt requested, and shall contain a statement of delinquent Maintenance Charges or other charges or assessments upon which the proposed action is based provided, however, the Association's failure to give such notice shall not impair or invalidate any foreclosure conducted by the Association pursuant to the provision of this Article VI.

Section 6.06 Purpose of the Maintenance Charge. The Maintenance Charge levied by the Developer or the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the Owners of the Subdivision and other portions of the Annexable Area which hereafter may become subject to the jurisdiction of the Association. In particular, the Maintenance Charge shall be used for any improvement or services in furtherance of these purposes and the performance of the Association's duties described in Article VIII, including the maintenance of any Common Areas, any Drainage Easements and the establishment and maintenance of a reserve fund for maintenance of any Common Areas. The Maintenance Fund may be expended by the developer or the Association for any purposes which, in the judgment of the Association, will tend to maintain the property values in the Subdivision, including, but not limited to, providing funds for the actual cost to the Association of all taxes, insurance, repairs, energy charges, replacement and maintenance of the Common Area as may from time to time be authorized by the Association. Except for the Association use of the Maintenance Charge to perform its duties described in this Declaration and in the Bylaws, the use of the Maintenance Charge for any purpose is permissive and not mandatory. It is understood that the judgment of the Association as to the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

Section 6.07 Exempt Property. The following property subject to this Declaration shall be exempt from the Maintenance Charge and all other charges and assessments created herein: (a) all properties dedicated to and accepted by a local public authority; (b) the Common Area and; (c) all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of Texas; however, no land or improvements devoted to dwelling use shall be exempt from said Maintenance Charge.

Section 6.08 Handling of Maintenance Charges. The collection and management of the Maintenance Charge or other charge or assessment levied hereunder, shall be performed by the Developer until the Control Transfer Date, at which time the Developer shall deliver to the Association all funds on hand together with all books and records of receipt and disbursements. The Developer and, upon transfer, the Association, shall maintain separate special accounts for these funds, and Owners shall be provided at least annually information on the Maintenance Fund.

## ARTICLE VII

### DEVELOPER'S RIGHTS AND RESERVATIONS

Section 7.01 Period of Developer's Rights and Reservations. Developer shall have, retain and reserve certain rights as hereinafter set forth with respect to the Association and the Common Area from the date hereof, until the earlier to occur of (i) the Control Transfer Date or (ii) Developer's written notice to the Association of Developer's termination of the rights described in Article VII hereof. The rights and reservations hereinafter set forth shall be deemed excepted and reserved in each conveyance of a Tract by Developer to an Owner whether or not specifically stated therein and in each deed or other instrument by which any property within the Common Area is conveyed by Developer. The rights, reservations and easements hereafter set forth shall be prior and superior to any other provisions of this Declaration and may not, without Developer's prior written consent, be modified, amended, rescinded or affected by any amendment of this Declaration. Developer's consent to any one such amendment shall not be construed as a consent to any other or subsequent amendment.

Section 7.02 Right to Construct Additional Improvements in Common Area.

Developer shall have and hereby reserves the right (without the consent of any other Owner), but shall not be obligated, to construct additional improvements within the Common Area at any time and from time to time in

accordance with this Declaration for the improvement and enhancement thereof and for the benefit of the Association and Owners, so long as such construction does not directly result in the increase of such Maintenance Charge. Developer shall, upon the Control Transfer Date, convey or transfer such improvements to the Association and the Association shall be obligated to accept title to, care for and maintain the same as elsewhere provided in this Declaration.

Section 7.03 Developer Rights to Use Common Areas in Promotion and Marketing of the Property. Developer shall have and hereby reserves the right to reasonable use of the Common Area and of services offered by the Association in connection with the promotion and marketing of land within the boundaries of the Property. Without limiting the generality of the foregoing, Developer may erect and maintain on any part of the Common Area such signs, temporary buildings and other structures as Developer may reasonably deem necessary or proper in connection with the promotion, development and marketing of land within the Property; may use vehicles and equipment within the Common Area for promotional purposes; and may permit prospective purchasers of property within the boundaries of the Property, who are not Owners or Members of the Association, to use the Common Area at reasonable times and in reasonable numbers ; and may refer to the services offered by the Association in connection with the development, promotion and marketing of the Property.

Section 7.04 Developer's Right to Grant and Create Easements. Developer shall have and hereby reserves the right, without the consent of any other Owner or the Association, to grant or create temporary or permanent easements, for access, utilities, pipeline easement, cable television systems, communication and security systems, drainage, water and other purposes incidental to development, sale, operation and maintenance of the Subdivision, located in, on, under, over and across (i) the lots or other property owned by the Developer, (ii) the Common Area, and (iii) existing utility easements. Developer also reserves the right, without the consent of any other Owner or the Association, to (i) grant or create temporary or permanent easements for access over and across streets and roads within the Subdivision.

Section 7.05 Developer's Rights to Convey Additional Common Area to the Association. Developer shall have and hereby reserves the right, but shall not be obligated to, convey additional real property and improvements thereon, if any, to the Association as Common Area at any time and from time to time in accordance with this Declaration, without the consent of any other Owner or the Association.

Section 7.06 Annexation of Annexable Area. Additional residential property and common areas outside of the subdivision including, without limitation, the Annexable Area, may, at any time and from time to time, be annexed by the Developer into the real property which becomes subject to the jurisdiction and benefit of the Association, without the consent of the Owners or any other party; provided, however, such additional residential property outside of the Annexable Area may be made subject to the jurisdiction of the Association, shall be entitled to the use and benefit of all Common Areas that are or may become subject to the jurisdiction of the Association, provided that such annexed property is impressed with and subject to at least the Maintenance Charge imposed hereby. The Developer obtains voting rights with the Association for all such annexations as if the annexed property were in the original development.

## ARTICLE VIII

### DUTIES AND POWERS OF THE PROPERTY OWNERS ASSOCIATION

Section 8.01 General Duties and Powers of the Association. The Association has been formed to further the common interest of the Members. The Association, acting through the Board of Directors or through persons to whom the Board of Directors has delegated such powers, (and subject to the provisions of the Bylaws,) shall have the duties and powers hereinafter set forth and, in general, the power to do anything that may be necessary or desirable to further the common interest of the Members, to maintain, improve and enhance the Common Areas and to improve and enhance the attractiveness, desirability and safety of the Subdivision. The Association shall have the authority to act as the agent to enter into any and all contracts on behalf of the Members in order to carry out the duties, powers and obligations of the Association as set forth in this Declaration. The Association and the Developer may enforce these restrictions, and the Developer reserves the right to enforce these restrictions in its own name regardless of whether the Developer owns any property in the development. Purchasers agree and covenant to allow Developer to do so to protect the reputation of the Developer. While the Developer has the power

to enforce these restrictions, it is under no affirmative duty to do so. The Association may build fences, construct improvements and do such things as may be prudent or required by ordinance, law regulation, insurance requirements or as may be reasonable to promote the health, safety and welfare of the residents or the public. Fees and costs for enforcement of these restrictions may be charged as part of the maintenance assessments.

Section 8.02 Duty to Accept the Property and Facilities Transferred by the Developer. The Association shall accept title to any property, including any improvements thereon and personal property transferred to the Association by Developer, and equipment related thereto, together with the responsibility to perform any and all administrative functions and recreation functions associated therewith (collectively herein referred to as "Functions"), provided that such property and Functions are not inconsistent with the terms of this Declaration. Property interests transferred to the Association by Developer may include fee simple title, easements, leasehold interests and licenses to use such property. Any property or interest in property transferred to the Association by Developer shall be within the boundaries of the Property. Any property or interest in property transferred to the Association by Developer shall, except to the extent otherwise specifically approved by resolution of the Board of Directors, be transferred to the Association free and clear of all liens and mortgages (other than the lien for property taxes and assessments not then due and payable), but shall be subject to the terms of this Declaration, the terms of any declaration of covenants, conditions and restrictions annexing such property to the Common Area, and all easements, covenants, conditions, restrictions and equitable servitude or other encumbrances which do not materially affect the Owners authorized to use such property. Except as otherwise specifically approved by resolution of the Board of Directors, no property or interest in property transferred to the Association by the Developer shall impose upon the Association any obligation to make monetary payments to Developer or any affiliate of the Developer including, but not limited to, any purchase price, rent, charge or fee. The property or interest in property transferred to the Association by Developer shall not impose any unreasonable or special burdens of ownership of property, including the management maintenance, replacement and operation thereof.

Section 8.03 Duty to Manage and Care for the Common Area. The Association shall manage, operate, care for, maintain and repair all Common Areas and keep the same in a safe, attractive and desirable condition for the use and enjoyment of the Members. The duty to operate, manage and maintain the Common Areas shall include, but not be limited to the following: establishment, operation and maintenance of a security system, if any, for the Subdivision; management, maintenance, repair and upkeep of the subdivision entrance and other common areas.

Section 8.04 Other Insurance Bonds. The Association shall obtain such insurance as may be required by law, including workmen's compensation insurance, and shall have the power to obtain such other insurance and such fidelity, indemnity or other bonds as the Association shall deem necessary or desirable.

Section 8.05 Duty to Prepare Budgets. The Association shall prepare budgets for the Association, which budgets shall include a reserve fund for the maintenance of all Common Areas.

Section 8.06 Duty to Levy and Collect the Maintenance Charge. The Association shall levy, collect and enforce the Maintenance Charge and other charges and assessments as elsewhere provided in this Declaration.

Section 8.07 Duty to Provide Annual Review. The Association shall provide for an annual unaudited independent review of the accounts of the Association. Copies of the review shall be made available to any Member who requests a copy of the same upon payment by such Member of the reasonable cost of copying the same.

Section 8.08 Duties with Respect to Architectural Approvals. The Association shall perform functions to assist the Committee as elsewhere provided in Article IV of this Declaration.

Section 8.09 Power to Acquire Property and Construct Improvements. The Association may acquire property or an interest in property (including leases) for the common benefit of Owners including improvements and personal property. The Association may construct improvements on the Property and may demolish existing improvements. The Association may institute suit and collect sums due and may take such actions as may be necessary or prudent in foreclosing maintenance liens and selling foreclosed properties on such terms as the Association in its sole discretion may deem advisable.

Section 8.10 Power to Adopt Rules and Regulations. The Association may adopt, amend, repeal and enforce rules and regulations (“Rules and Regulations”), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas, and the use of any other property, facilities or improvements owned or operated by the Association.

Section 8.11 Power to Enforce Restrictions and Rules and Regulations. The Association (and any Owner with respect only to the remedies describe in (ii) or (iii), below) shall have the power to enforce the provisions of this Declaration and the Rules and Regulations and shall take such action as the Board of Directors deems necessary or desirable to cause such compliance by each Member and each Related User. Without limiting the generality of the foregoing, the Association shall have the power to enforce the provisions of this Declaration and of Rules and Regulations of the Association by any one or more of the following means: (i) By entry upon any property within the Subdivision after notice and hearing unless a bona fide emergency exists in which event this right of entry may be exercised without notice (written or oral) to the Owner in such manner as to avoid any unreasonable or unnecessary interference with the lawful possession, use or enjoyment of the improvements situated thereon by the Owner or any other persons, without liability by the Association to the Owner thereof, for the purpose of enforcement of this Declaration or the Rules and Regulations; (ii) by commencing and maintaining actions and suits to restrain and enjoin any breach or threatened breach of the provisions of this Declaration or the Rules and Regulations; (iii) by exclusion, after notice and hearing, of any Member or Related User from use of any recreational facilities within the Common Areas during and for up to sixty (60) days following any breach of this Declaration or such Rules and Regulations by such Member or any Related User, unless the breach is a continuing breach in which case exclusion shall continue for so long as such breach continues; (iv) by suspension, after notice and hearing, of the voting rights of a Member during and for up to sixty (60) days following any breach by such Member or a Related User of a provision of this Declaration or such Rules and Regulations, unless the breach is a continuing breach in which case such suspension shall continue for so long as such breach continues; (v) by levying and collecting, after notice and hearing, an assessment against any Member for breach of this Declaration or such Rules and Regulations by such Member or a Related User which assessment reimbursed the Association for the costs incurred by the Association in connection with such breach; (vi) by levying and collecting, after notice and hearing, reasonable and uniformly applied fines and penalties, established in advance in the Rules and Regulations of the Association, from any Member or Related User for breach of this Declaration or such Rules and Regulations by such Member or a Related User and (vii) by taking action itself to cure or abate such violation and to charge the expenses thereof, if any, to such violating Members, plus attorney’s fees incurred by the Association with respect to exercising such remedy.

Before the Board may invoke the remedies provided above, it shall give registered notice of such alleged violation to owner, and shall afford the Owner a hearing. If, after the hearing, violation is found to exist, the Board’s right to proceed with the listed remedies shall become absolute. Each day a violation continues shall be deemed a separate violation. Failure of the Association, the Developer, or of any Owner to take any action upon any breach or default with respect to any of the foregoing violations shall not be deemed a waiver of their right to take enforcement action thereafter or upon a subsequent breach or default.

Section 8.12 Power to Grant Easements. In addition to any blanket easements described in this Declaration, the Association shall have the power to grant access, utility, drainage, water facility and other such easements in, on, over or under the Common Area.

## ARTICLE IX

### GENERAL PROVISIONS

Section 9.01 Term. The provisions hereof shall run with all property in the Subdivision and shall be binding upon all Owners and all persons claiming under them for a period of forty (40) years from the date this Declaration is recorded, after which time said Declaration shall be automatically extended for successive periods of ten (10) years each, unless an instrument, signed by not less than two-thirds (2/3rds) of the Owners (including the Developer) of the tracts has been recorded agreeing to amend or change, in whole or in part, this Declaration. No waiver of enforcement of these restrictions shall be effective unless made in writing. Failure to enforce these restrictions may not be relied upon as any waiver. No purchaser may rely on any inaction or failure to enforce these restrictions by

way of waiver or laches, and the County government and any city government having jurisdiction are expressly authorized by these restrictions to enforce these restrictions to the extent of the law.

Section 9.02 Amendments. This Declaration may be amended or changed, in whole or in part, at any time by the written agreement or signed ballot of Owners (including the Developer) entitled to cast not less than two-thirds (2/3rds) of the votes of all of the Owners. If the Declaration is amended by a written instrument signed by those Owners entitled to cast not less than two-thirds (2/3rds) of all of the votes of the Owners of the Association, such amendment must be approved by said Owners within three hundred sixty-five (365) days of the date the first Owner executes such amendment. The date an Owner's signature is acknowledged shall constitute prima facie evidence of the date of execution of said amendment by such Owner. Those Members (Owners, including the Developer) entitled to cast not less than two-thirds (2/3rds) of all of the votes of the Members of the Association may also vote to amend this Declaration, in person, or by proxy, at a meeting of the Members (Owners, including the Declarant) duly called for such Purpose, written notice of which shall be given to all Owners at least ten (10) days and not more than sixty (60) days in advance and shall set forth the purpose of such meeting. Notwithstanding any provision contained in the Bylaws to the Contrary, a quorum, for purposes of such meeting, shall consist of not less than seventy percent (70%) of all of the Members (in person or by proxy) entitled to vote. Any such amendment shall become effective when an instrument is filed for record in the Real Property Records of Denton County, Texas, accompanied by a certificate signed by a majority of the Board of Directors, stating that the required number of Members (Owners, including the Developer) executed the instrument amending this Declaration or cast a written vote, in person or by proxy, in favor of said amendment at the meeting called for such purpose. Copies of the written ballots pertaining to such amendment shall be retained by the Association for a Period of not less than three (3) years after the date of filing of the amendment or termination.

Section 9.03 Amendments by the Developer. The Developer shall have and reserves the right at any time and from time to time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged, and filed for record for the purpose of correcting any typographical or grammatical error, oversight, ambiguity or inconsistency appearing herein, provided that any such amendment shall be consistent with and in furtherance of the general plan and scheme of development as evidenced by this Declaration and shall not impair or adversely affect the vested property or other rights of any Owner or his mortgagee. Additionally, Developer shall have and reserves the right at any time and from time to time prior to Control Transfer Date, without the joinder or consent of any Owner of other party, to amend this Declaration by an instrument in writing duly signed, acknowledged and filed for record for the purpose of permitting the Owners to enjoy the benefits from technological advances, such as security, communications, or energy-related devices or equipment which did not exist or were not in common use in residential subdivisions at the time this Declaration was adopted. Likewise, the Developer shall have and reserves the right at any time and from time to time prior to the Control Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by instrument in writing duly signed, acknowledged, and filed for record the purpose of prohibiting the use of any device or apparatus developed and/or available for residential use following the date of this Declaration if the use of such device or apparatus will adversely affect the Association or will adversely affect the property values within the Subdivision.

Section 9.04 Severability. Each of the provisions of this Declaration shall be deemed independent and severable and the invalidity or un-enforceability or partial invalidity or partial un-enforceability of any provision or portion hereof shall not affect the validity or enforceability of any other provision.

Section 9.05 Liberal Interpretation. The provisions of this Declaration shall be liberally construed as a whole to effectuate the purpose of this Declaration.

Section 9.06 Successors and Assigns. The provisions hereof shall be binding upon and inure to the benefit of the Owners, the Developer and the Association, and their respective heirs, legal representatives, executors, administrators, successors and assigns.

Section 9.07 Effect of Violations on Mortgages. No violation of the provisions herein contained, or any portion thereof, shall affect the lien of any mortgage or deed of trust presently or hereafter placed of record or otherwise affect the rights of the mortgagee under any such mortgage, the holder of any such lien or beneficiary of any such

deed of trust; and any such mortgage, lien or deed of trust may, nevertheless, be enforced in accordance with its terms, subject, nevertheless, to the provisions herein contained.

Section 9.08 Terminology. All personal pronouns used in this Declaration and all exhibits attached hereto, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural and vice versa. Title of Articles and Sections are for convenience only and neither limit nor amplify the provision of this Declaration itself. The terms "herein", "hereof" and similar terms, as used in this instrument, refer to the entire agreement and are not limited to referring only to the specific paragraph, section or article in which such terms appear. All references in this Declaration to Exhibits shall refer to the Exhibits attached hereto.

**IN WITNESS WHEREOF**, the undersigned, being the President of the Board of Directors, has hereunto set his hand this the 24 day of August, 2007.

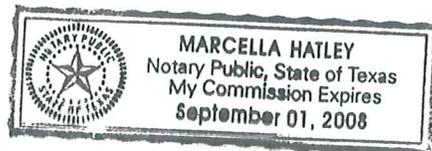
**LAKE LEWISVILLE'S OAK SHORES  
PROPERTY OWNERS ASSOCIATION**

BY: David R Meek  
President

STATE OF TEXAS           \*  
  \*  
COUNTY OF DENTON       \*

This instrument was acknowledged before me on the 24 day of August, 2007, by David R Meek, President of Lake Lewisville's Oak Shores Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he has executed the same for the purposes therein expressed and in the capacity therein stated.

Marcella Hatley  
Notary Public, State of Texas



**CERTIFICATE  
OF  
LAKE LEWISVILLE'S OAK SHORES PROPERTY OWNERS ASSOCIATION**

The signatures of a majority of the members of the Board of Directors of Lake Lewisville's Oak Shores Property Owners Association as set forth below certify that the attached Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Shores, Phase One and Phase Two was presented, voted upon, and approved in accordance with the requirements of Article IX, Section 9.02 of the Original Declaration on 8-16-, 2007.

Naomi Harf  
Office Held: Secretary

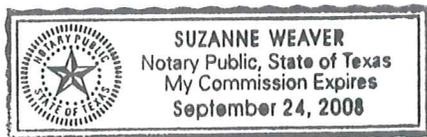
Robert Puma  
Office Held: Sr. Vice President

James J Siano  
Office Held: Vice President

STATE OF TEXAS

COUNTY OF DENTON

Sworn to before me by Naomi Harf, Robert Puma,  
and James J Siano, being a majority of the Board of Directors of the Lake  
Lewisville's Oak Shores Property Owners Association, this 16 day of August,  
2007.



Suzanne Weaver  
Notary Public, State of Texas

Return to:  
David Meek  
L.L.O.S.P.O.A.  
P.O. Box 648  
Aubrey, TX 76227