

HILL LAW OFFICES, P.C.
BUSINESS AND REAL ESTATE COUNSEL

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December 17, 2014

VIA EMAIL AND REGULAR MAIL

Brian Borecki
Trinity Title of Texas
1959 W. Southlake Blvd., Suite 180
Southlake, TX 76092

Dear Brian:

The Homeowners Association for the neighborhood in which I live in Keller must file a document and exhibits for record **no later than December 30, 2014**. Enclosed for filing for record in the Real Property Records of Tarrant County, Texas, is the following originally signed and notarized document:

HOMEOWNERS ASSOCIATION CERTIFICATE REGARDING APPROVAL OF EXTENSION OF TERM OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Certificate"), including Exhibit A and Exhibit B physically attached to the Certificate.

As stated in the Certificate, the legal description of the Lots to which the recording relates is:

All residential Lots in Quail Valley Estates, an Addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof filed for record in Volume 388-185, Page 67, Plat Records of Tarrant County Texas.

Please provide me written evidence of this recording and the Document Recording Number, and invoice me for all recording fees and Trinity Title Costs in filing these documents for record. Thank you, and please contact me if you have any questions.

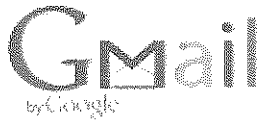
Very Truly Yours,



Bryan W. Hill

Enclosures
BWH/sc

cc: Salena Morpew, QVHOA



Bryan Hill <bryan@hilllawofficespc.com>

Fwd: Erxchange Transaction Hillmisc has been recorded

1 message

Borecki, Brian <BBorecki@trinitytitletx.com>
To: Bryan Hill <bryan@hilllawofficespc.com>

Wed, Dec 31, 2014 at 4:36 AM

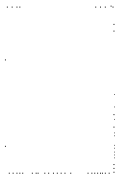
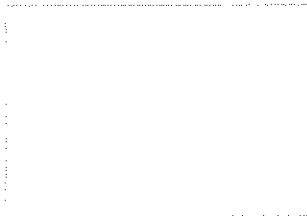
Hi Bryan

Please find recording confirmation below. I will send you the original document.

Thx!

Brian

From: "Powell, Melissa" <mpowell@trinitytitletx.com>
Date: December 30, 2014 at 4:25:10 PM CST
To: "Borecki, Brian" <BBorecki@trinitytitletx.com>
Subject: FW: Erxchange Transaction Hillmisc has been recorded



Melissa Powell |
Operations
Southlake, Colleyville, Fort
Worth,
Preston, The
Colony, Burleson
Cell: (817) 727-3747
mpowell@trinitytitletx.com

Erxchange Transaction Status Update

Erxchange Transaction Hillmisc has been recorded. The following receipt information was returned by the county:

Document 1 of 1 (Agreement (Other))

County: Tarrant [TX]

Instrument Number: D214281488

Page Count: 39

Recorded Date: 12/30/2014 16:14:24

Recording Fee: \$168.00

You may return to Erxchange to retrieve the recorded documents as returned by the county.

2 attachments



image001.png
9K



image002.jpg
2K

HOMEOWNERS ASSOCIATION CERTIFICATE
REGARDING APPROVAL OF
EXTENSION OF TERM OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
QUAIL VALLEY ESTATES

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This Homeowners Association Certificate (the "Certificate") Regarding Approval of Extension of Term (the "Extension") of the Declaration of Covenants, Conditions and Restrictions For Quail Valley Estates (the "Declaration"), which Declaration was (1) filed for record at Volume 8214, Page 749, Real Property Records, Tarrant County Texas, and (2) previously extended pursuant to instrument filed for record December 29, 2004 as Document Number D204398969, Real Property Records, Tarrant County Texas, further extends the term of the Declaration for an additional ten (10) year period. The Declaration is attached to this Certificate as Exhibit A and is incorporated by reference herein.

This Certificate, which includes all Exhibits hereto, shall be filed for record in the Real Property Records, Tarrant County, Texas on all of the property ("Property"), including all residential Lots ("Lots"), in **Quail Valley Estates, an Addition to the City of Keller, Tarrant County, Texas (the "Subdivision"), according to the Plat thereof filed for record in Volume 388-185, Page 67, Plat Records of Tarrant County Texas.**

This Certificate was prepared by the Board of Directors (the "Board") of the Quail Valley Homeowners Association (the "QVHOA"), currently comprised of the following Directors:

Salena Morphew	Theodore Dahlfors
Martin Holland	Sandi Mercer
Joe Tracey	Sue Tracey
Matt Ward	

For the Declaration to continue in effect and be binding on all Property in the Subdivision, the Declaration requires that the term of the Declaration to be extended for successive ten (10) year extension periods pursuant to the approval of at least a simple majority of the Lots in the Subdivision. A simple majority of Lots in the Subdivision is Seventy Nine (79) Lots (a "Simple Majority").

Attached to this Certificate as Exhibit B, and incorporated by reference herein, is a "Petition to Approve Extension of Declaration" (the "Extension Petition") which includes, to the best of QVHOA's knowledge and belief, the the Lot street addresses and names of the owners (the "Owners") of all of the Lots in the Subdivision. Owners of Lots constituting at least a Simple Majority of Lots have signed the Extension Petition, evidencing their approval of the Extension of the Declaration for an additional ten (10) year period, commencing January 1, 2015. Separate acknowledgments of such Owners of Lots attesting to their execution of the Extension Petition have been obtained by the QVHOA and are on file at the offices of the QVHOA.

By virtue of this Certificate and the Extension Petition attached hereto as Exhibit B executed by Owners of at least a Simple Majority of the Lots in the Subdivision, the Declaration is hereby extended for an additional ten (10) year period, commencing January 1, 2015. The Declaration is currently in effect and binding on all Property in the Subdivision, and pursuant to this Extension, the Declaration shall continue uninterrupted to be in effect and binding on all Property in the Subdivision for an additional ten (10) year period.

QVHOA Director Salena Morphew executes this Certificate on behalf of and with the authorization of the QVHOA Board of Directors as of December 16, 2014:

Salena Morphew
Salena Morphew
Director, QVHOA

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on December 16, 2014, by Salena Morphew, a Director of the QVHOA, for the purposes therein expressed.

My Commission expires:
1/22/18

Bryan W. Hill
Notary Public, State of Texas

Bryan W. Hill
[Print/name]

[Notary Seal]

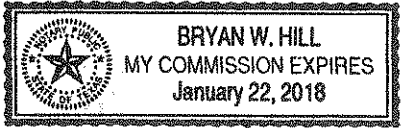


EXHIBIT A

DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR
QUAIL VALLEY ESTATES

THE STATE OF TEXAS)
(
COUNTY OF TARRANT)

KNOW ALL MEN BY THESE PRESENTS:

THAT HOLLAND CORPORATION, (the "Declarant"), is the owner of all that certain tract of land platted and described as QUAIL VALLEY ESTATES (the "Addition"), an Addition to the City of Keller (the "City"), Texas, according to the plat thereof (the "Plat") as recorded in the Plat Records of Tarrant County (the "County"), Texas.

Declarant has subdivided the property into single-family lots as shown on the Plat.

Declarant hereby declares that all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of establishing a general scheme for the development of all of the lots in the Addition and for the purpose of enhancing and protecting the value, attractiveness, and desirability of said lots and which shall run with the land and be binding on all parties having or acquiring any right, title, or interest in the property of any part thereof, and which shall inure to the benefit of each owner thereof.

These covenants, conditions and restrictions shall be effective until January 1, 2005, but at any time within five (5) years before January 1, 2005, the then owners of a single majority of the lots in this subdivision, may, by written declaration, signed, and acknowledged by them and recorded in Deed Records, Tarrant County, Texas, extend these restrictions, conditions and covenants, or any other hereafter adopted with reference to Quail Valley Estates, for a period of ten (10) years additional time, and then similarly, for successive periods as the simple majority of said lots may desire. The restrictions contained herein may at any time be altered, amended or modified; except, however, such amendment, alteration or modification of said restrictions can only be accomplished by approval of the owners of 75% of the total number of lots contained in Quail Valley Estates.

ARTICLE I
ARCHITECTURAL CONTROL

Section 1.1 Appointment. Declarant shall designate and appoint an Architectural Control Committee (herein called the

"Committee") composed of three (3) individuals, each generally familiar with the residential and community development design matters and knowledgeable about Declarant's concern for a high level of taste and design standards within the Addition. The Committee shall use its best efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Addition consistent with this declaration.

Section 1.2 Successors. In the event of the death, resignation or removal by Declarant of any member of the Committee, Declarant shall have full authority to designate and appoint a successor. No member of the Committee shall be entitled to compensate for, or be liable for claims, causes of action or damages arising out of services performed pursuant to this declaration.

Section 1.3 Authority. No building, fence, wall or other structure shall be commenced, erected, placed, maintained, or altered on any lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items be made until all plans and specifications and a plot plan have been submitted to and approved in writing by a majority of the members of the Committee.

Section 1.4 Procedure for Approval. Final plans and specifications shall be submitted in duplicate to the Committee. The plans and specifications shall show the nature, kind, shape, height, materials and location of all landscaping and improvements. The documents shall specify any requested variance from any other requirement set forth in this declaration. The Committee is authorized to request the submission of samples of proposed construction materials. At such time as the plans and specifications meet the approval of the Committee, one complete set of plans and specifications will be retained by the Committee and the other complete set of plans shall be marked "Approved", and returned to the lot owner or his designated representative. If the Committee fails to approve such plans and specifications within thirty (30) days after the date of submission, written approval of the matters submitted shall not be required and compliance with this Article shall be deemed to have been completed.

Section 1.5 Standards. The Committee shall have sole discretion with respect to taste, design, and all standards specified herein. One objective of the Committee is to prevent unusual, radical, curious, odd, bizarre, peculiar, or irregular structures from being built in the Addition. The Committee shall also have the authority to generally require that any plans meet the standards of the existing improvements on neighboring lots. The Committee may from time to time publish and promulgate

bulletins regarding architectural standards, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of this declaration.

Section 1.6 Termination; Continuation. The Committee appointed by Declarant shall cease to exist on the earlier of: (a) the date on which all the members of the Committee file a document declaring the termination of the Committee, or (b) the date on which residences have been constructed on all lots in the Addition.

ARTICLE II CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS

Section 2.1 Residential Use. All lots shall be used for single-family residential purposes only. No building, except as noted in section 2.1(a), shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single-family residence per lot, residence may not exceed, one (1) story in height; except that dormer or attic rooms may be used, resulting in which is commonly called a "story-and-a-half" structure; and with the further exception that "split-level" as well as "two story" houses shall be permitted by the Committee on lots appropriate for such construction.

(a) Other Uses. Church or rectory as outlined under the Keller Planned Development zoning regulation is the only other permitted use in Quail Valley Estates.

Section 2.2 Single-Family Use. Each residence may be occupied by only one family consisting of persons related by blood, adoption or marriage or no more than two unrelated persons living together as a single housekeeping unit, together with any household servants.

Section 2.3 Plans and Specifications. All plans, specifications, exterior materials and exterior colors shall be approved in writing, prior to commencement of any construction on any lot.

Section 2.4 Garages. Each residence shall have an attached garage suitable for parking not less than two (2) standard size automobiles, which garage conforms in design and materials with the main structure. All garages shall be rear or rear side entry; provided, however, side entry garages facing either street on corner lots shall be prohibited. No carport shall be viewed from a street.

Section 2.5 Driveways. All driveways shall be surfaced with concrete, asphalt or a similar substance approved by the

Committee. Unless otherwise approved in writing by the Committee, (i) side approach driveways shall not be allowed on any lot including, without limitation, any corner lot and (ii) driveway approaches to garages on corner lots shall be standard driveway approaches along the lot line which is contiguous to a lot line for another lot and not along the lot line which abuts an adjacent street.

Section 2.6 Restrictions on Resubdivision. None of the lots shall be subdivided into smaller lots.

Section 2.7 Uses Specifically Prohibited.

(a) No temporary dwelling, shop, trailer or mobile home of any kind or any improvement of a temporary character (except children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment, which may be placed on a lot only in places which are not visible from any street on which the lot fronts) shall be permitted on any lot except that the builder or contractor, with the prior written approval of the Committee, may have temporary improvements (such as a sales office and/or construction trailer) on a given lot during construction of the residence on that lot. No building material of any kind or character shall be placed or stored upon the property until the owner thereof is ready to commence construction of improvements, and then such material shall be placed within the property lines of the lot upon which the improvements are to be erected.

(b) No boat, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked in the driveway or front yard of any dwelling or parked on any public street in the Addition, nor shall any such vehicle or equipment be parked for storage in the side or rear yard of any residence unless completely concealed from public view. No such vehicle or equipment shall be used as a residence or office temporarily or permanently. This restriction shall not apply to any vehicle, machinery or equipment temporarily parked and in use for the construction, maintenance or repair of a residence in the immediate vicinity.

(c) Trucks with tonnage in excess of three quarters of a ton and any vehicle with painted advertisement shall not be permitted to park overnight within the Addition except those used by a builder during the construction of improvements.

(d) No vehicle of any size which transports inflammatory or explosive cargo may be kept in the Addition at any time.

(e) No structure of a temporary character, such as a trailer, basement, tent, shack, barn or other out-building shall be used on any property at any time as a dwelling house; provided, however, any builder with the prior written approval of the Committee, may maintain and occupy model houses, sales offices and construction trailers during the construction period.

(f) No building material (except for construction purposes), temporary dwelling, shop, trailer or any improvement of a temporary character, shall be permitted on any lot after the point of occupancy.

(g) No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted in the Addition, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any part of the Addition. No derrick or other structure designed for use in quarrying or boring for oil, natural gas or other minerals shall be erected, maintained or permitted within the Addition.

(h) No animals, livestock or poultry of any kind shall be raised, bred or kept on any property in the Addition except that dogs, cats or other household pets may be kept for the purpose of providing companionship for the private family. Animals are not to be raised, bred or kept for commercial purposes or for food. It is the purpose of these provisions to restrict the use of the property so that no person shall quarter on the premises cows, horses, bees, hogs, sheep, goats, guinea fowls, ducks, chickens, turkeys, skunks or any other animals that may interfere with the quietude, health or safety of the community. No more than four (4) pets will be permitted on each lot. Pets must be restrained or confined on the homeowner's back lot inside a fenced area or within the house. It is the pet owner's responsibility to keep the lot clean and free of pet debris. All animals must be properly tagged for identification.

(i) No lot or other area in the Addition shall be used as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers in appropriate locations which may be specified by the Committee and, unless otherwise expressly permitted by the Committee, such containers shall be situated and enclosed or screened so as not to be visible from any residential street, private drive or adjacent lot. All incinerators or other equipment for the storage or other disposal of such material shall be kept in clean and sanitary condition. Materials incident to construction of improvements may be stored on lots during construction so long as construction progresses without undue delay.

(j) No individual sewage disposal system shall be permitted

In the Addition.

(k) No garage, garage house or other out-building (except for sales offices and construction trailers during the construction period which have been approved by the Committee in writing) shall be occupied by any owner, tenant or other person prior to the erection of a residence.

(l) No air-conditioning or heat pump apparatus shall be installed on the ground in front of a residence. No air-conditioning apparatus shall be attached to any front wall or window of a residence. No evaporative cooler shall be installed on the front wall or window of a residence. All utility meters, equipment, air conditioning compressors, air conditioning and heating units and similar items must (to the extent reasonably practicable) be visually screened from the street and adjoining lots and must be located in areas acceptable to the Committee.

(m) Except with the written permission of the Committee, no antennas shall be permitted in this Addition except antennas for AM or FM radio reception and UHF and VHF television reception. All antennas shall be located inside the attic of the main residential structure except that, with the written permission of the Committee, one (1) antenna may be permitted, to be attached to the roof of the main residential structure and to extend above said roof a maximum of five (5) feet. No use shall be made of any lot or structure thereon for any type of radio or television or similar broadcasting systems.

(n) No lot or improvement shall be used for business, professional, commercial or manufacturing purposes of any kind. No activity, whether for profit or not, shall be conducted which is not related to single-family residential purposes. No noxious or offensive activity shall be undertaken within the Addition, nor shall anything be done which is or may become an annoyance or nuisance to the neighborhood. Nothing in this subparagraph shall prohibit a builder's temporary use of a residence as a sales office until such builder's last residence in the Addition is sold if such builder has received the prior written approval of such use from the Committee. Nothing in this subparagraph shall prohibit an owner's use of a residence for quiet, inoffensive activities such as tutoring or giving art lessons so long as such activities do not materially increase the number of cars parked on the street or interfere with adjoining homeowners' use and enjoyment of their residences and yards.

(o) Except for children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment, no building previously constructed elsewhere shall be moved onto any lot, it being the intention

that only new construction be placed and erected thereon.

(p) Within easements on each lot, no structures, planting, or materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, which may change the direction of flow within drainage channels, or which may obstruct or retard the flow of water through drainage channels.

(q) No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than five (5) square feet of advertising the property for sale, or professional signs not exceeding nine (9) square feet used by a builder to advertise the property during the construction and sales period. Declarant shall have the right to place a permanent entry marker sign (or signs) for the purpose of identifying the name of the community. Declarant shall also have the right to place temporary signs to promote the sales activity of the builders and/or the sale of lots. Declarant or its agents shall have the right to remove any sign, billboard or other advertising structure that does not comply with the foregoing requirements, and in so doing shall not be subject to any liability for trespass or any other liability in connection with such removal. All signs are subject to the approval of the Committee and may be required by the Committee to be removed if, in sole judgement of the Committee, same are found to be inconsistent with the high standards of the Addition.

(r) The drying of clothes in full public view is prohibited. The owners and occupants of any lots at the intersections of streets or adjacent to parks, playgrounds or other facilities where the rear yard is visible to full public view shall construct a drying yard or other suitable enclosure to screen from public view the equipment which is incident to normal residences, such as clothes drying equipment, yard equipment and storage piles.

(s) Except within fireplaces in the main residential dwelling and except for outdoor cooking, no burning of anything shall be permitted anywhere within the Addition.

(t) No abandoned, derelict or inoperative vehicles may be stored or located on any lot unless visually screened from other lots and from any residential street.

(u) With the exception of antennas meeting the requirements of subsection (m) of this Section 2.7, no satellite discs or any other type of instrument or structure for receiving radio or television reception or other types of sound or video reception shall be allowed at any place outside of the house on a lot,

including, without limitation on the roof of such a house or in the front, back or side yards of a lot except that such a satellite disc or other instrument or structure may be placed in the back yard of a lot so long as it is completely screened and not visible from the view of any street, road or highway.

(v) No noxious or offensive activity shall be allowed or maintained on any lot, nor shall anything be done or permitted to be done thereon which is or may become a nuisance to the neighborhood.

Section 2.8 Minimum Floor Area. The total air-conditioned "living" area of the main residential structure, as measured to the outside of exterior walls but exclusive of open porches, garages, patios and detached accessory buildings, shall be not less than eighteen hundred (1,800) square feet.

The minimum square footage ground floor, or main level, "living" area requirement for any lot on which a "story-and-a-half", "split-level" or "two-story" house is built shall be decreased by 600 square feet. However, the total floor area of "living" space in such a residential structure (exclusive of garage, porches, outbuildings, patios, etc.) shall equal or exceed the required total minimum footage areas as set out above; all of which area shall be completed and finished simultaneously with first construction of such a structure.

Section 2.9 Building Materials; Exterior Items and Surfaces. The total exterior wall area, except windows and doors, of each building constructed or placed on a lot shall be not less than seventy-five percent (75%) brick, brick veneer, stone, stone veneer or other material approved by the Committee; provided, however, the front exterior wall area, except windows and doors, of such buildings shall not be less than one hundred percent (100%) of such materials unless otherwise approved by the Committee in writing. In calculating the area required to be constructed of the foregoing materials on the side and rear exterior walls, but not the front exterior walls, or such buildings, the areas covered by the following shall be excluded from such calculation; gables or other areas above the height of the top of standard height first-floor windows or the eave height, whichever is higher. Only new construction materials (except for used brick) shall be utilized in constructing any structure situated on any lot, unless expressly approved otherwise in writing by the Committee. No plywood or masonite shall be used on any exterior wall unless approved by the Committee. Roofing shall be composed of slate, tile 330 lb. composition shingles, or other material approved by the Committee.

Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mail boxes, exterior paint or stain, shall be subject to the prior approval of the Committee both as to design, materials and location.

Section 2.10 Fences and Walls. Fences or walls may be constructed of brick, stone, ornamental iron, wood, or other material as may be approved by the Architectural Committee.

Retaining walls must be constructed entirely out of materials approved by the Committee. No fence or wall shall be permitted to extend nearer to any street than building line, as shown on the plat. Any retaining walls or decorative walls closer to the street than the building setback line must be approved by the Architectural Committee. Fences or walls erected by Declarant shall become the property of the owner of the lot on which the same lot to occupancy. The mailbox shall be constructed using the s such owner. No portion of any fence shall extend more than eight (8) feet in height.

Section 2.11 Sidewalks. Owners of all lots in Quail Valley Estates will build a concrete sidewalk four (4) feet wide in front of the property and/or along the side in the case of a corner lot, prior to occupancy, at the owner's expense. Sidewalks shall be constructed according to developer's plans and specifications.

Section 2.12 Mailboxes. A mailbox shall be constructed on each lot. The mailbox shall be constructed using the same masonry material as used for the front of the house. The mailbox shall be erected prior to occupancy. Mailboxes shall be arranged as gangboxes if and only if required by the U.S. Postal Service.

Section 2.13 Commencement of Construction. Each residence constructed on each lot and any other improvements thereto shall be commenced and completed with due diligence promptly after approval by the Committee of the plans and specifications prepared in connection with such construction.

All exterior construction of the primary residential structure, garage, porches, and any other appurtenances or appendages of every kind and character on any lot and all interior construction shall be completed not later than one (1) year following the commencement of construction. For the purposes hereof, the term "commencement of construction" shall be deemed to mean the date on which the foundation forms are set.

Section 2.14 Utilities. Except as to special street lighting or other aerial facilities which may be required by the

City or which may be required by the franchise of any utility company or which may be installed by the Declarant pursuant to its development plan, no aerial utility facilities of any type (except meters, risers, service pedestals, transformers and other surface installations necessary to maintain or operate appropriate underground facilities) shall be erected or installed in the Addition whether upon individual lots, easements, streets or rights-of-way of any type, either by the utility company or any other person owning or acquiring any part of the Addition, and all utility service facilities (including, but not limited to, water, sewer, gas, electricity, cable TV, and telephone) shall be buried underground unless otherwise required by a public utility.

Section 2.15 Landscaping. Owners shall at the completion of construction of a residence, sod, seed and mulch or hydromulch the front and side yards. The builder shall keep the yard sufficiently watered to insure adequate growth of the grass.

At least two (2) inch diameter trees shall be planted in the front yard area at the completion of construction of the residence. This requirement will be waived by the "Committee" if adequate existing trees are retained.

Section 2.16 Roof Construction. All roofs shall be constructed with a minimum pitch of 8 on 12 unless otherwise approved by the Architectural Committee.

ARTICLE III GENERAL PROVISIONS

Section 3.1 Easements. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No utility company, water district, political subdivision, or other authorized entity using the easements herein referred to shall be liable for any damage done by them or their assigns, agents, employees, or servants, to shrubbery, trees, or flowers, or other property of the Owner situated within any such easement. Declarant reserves the right to make changes in and additions to the above easements for the purpose of most efficiently and economically installing improvements. By acceptance of a deed to any lot, the owner thereof covenants and agrees to mow weeds and grass and to keep and maintain in a neat and clean condition any easement which may traverse a portion of the lot.

Section 3.2 Recorded Plat. All dedications, limitations, restrictions and reservations shown on the Plat are incorporated herein and shall be construed as being adopted in each contract, deed or conveyance executed or to be executed by Declarant,

conveying lots in the Addition, whether specifically referred to therein or not.

Section 3.3 Lot Maintenance. The owner and occupant of each lot shall cultivate an attractive ground cover or grass on all yards visible from the street, shall maintain the yards in a sanitary and attractive manner, and shall edge the street curbs that run along the property line.

Section 3.4 Maintenance of Improvements. Subject to the provisions of Article III, each lot owner shall maintain the exterior of all buildings, fences, walls and other improvements on his lot in good condition and repair, and shall replace worn and rotten parts, and shall regularly repaint all painted surfaces and shall not permit the roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, driveways, parking areas or other exterior portions of the improvements to deteriorate in an unattractive manner.

Section 3.5 Mortgages. It is expressly provided that the breach of any of the foregoing conditions shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value, as to the same premises or any part thereof encumbered by such mortgage or deed of trust, but said conditions shall be binding thereto as to lots acquired by foreclosure, trustee's sale or otherwise, as to any breach occurring after such acquisition of title.

Section 3.6 Term. These covenants, reservations and restrictions shall be binding on all parties and all persons and parties claiming under them, unless an instrument signed by a simple majority (50% + 1 vote) of the then owners of the lots have been recorded, agreeing to change said restrictions, reservations, and covenants in whole or in part.

Section 3.7 Severability. If any condition, covenant or restriction herein contained shall be invalid, which invalidity shall not be presumed until the same is determined by the judgement or order of a court of competent jurisdiction, such invalidity shall in no way affect any other condition, covenant or restriction, each of which shall remain in full force and effect.

Section 3.8 Binding Effect. Each of the conditions, covenants, restrictions, and agreements herein contained is made for the mutual benefit of, and is binding upon, each and every person acquiring any part of the Addition, it being understood that such conditions, covenants, restrictions, and agreements are not for the benefit of the owner of any land except land in the Addition and the same shall inure to the benefit of owners of

land in the Addition and the Declarant, its successors and assigns. This instrument, when executed, shall be filed of record in the deed records of the County so that each and every owner or purchaser or any portion of the Addition is on notice of the conditions, covenants, restrictions, and agreements herein contained.

Section 3.9 Enforcement. The owner of any lot in the Addition shall have the easement and right to have each and all of the foregoing restrictions, conditions, and covenants herein faithfully carried out and performed with reference to each and every lot in the Addition, together with the right to bring any suit or undertake any legal process that may be proper to enforce the performance thereof, it being the intention hereby to attach to each lot in the Addition, without reference to when it was sold, the right and easement to have such restrictions, conditions, and covenants strictly complied with, such right to exist with the owner of each lot and to apply to all other lots in the Addition whether owned by the undersigned, its successors and assigns, or others. Failure by any owner, including Declarant, to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter nor does any owner, including Declarant, assume the responsibility for taking enforcement action, but rather such action shall be at the option of the owner or Declarant.

Section 3.10 Definition of "Owner". As used herein, the term "owner" shall refer to the record owner, whether one or more persons or entities (including contract sellers), of the fee simple title to a lot on which there is or will be built a single-family residence, but not including those having an interest merely as security for the performance of an obligation.

Section 3.11 Other Authorities. If other authorities, such as the City or County, impose more demanding, expensive or restrictive requirements, said requirements of such authorities shall be complied with. Other authorities' imposition of lesser requirements than those set forth herein shall not supersede or diminish the requirements herein.

Section 3.12 Addresses. Any notices or correspondence to an owner of a lot shall be addressed to the street address of the lot. Any notices or correspondence to the Committee shall be addressed to the address shown opposite the signature of Declarant below or to such other address as is specified by the Committee pursuant to an instrument recorded in the deed records of the County.

Section 3.13 Amendment. Until the sale by Declarant of half of the total number of lots in the Addition to third parties

unrelated to the Declarant, the Declarant, its successors or assigns, at its discretion, may abolish or amend the covenants, conditions and restrictions set forth herein in whole or in part. Subsequent to such sale and so long as the Declarant owns at least one lot, the Declarant may amend the covenants, conditions and restrictions set forth herein with the consent of 51 percent (51%) of the then owners (including the Declarant) of lots (with one vote to be cast for each lot so owned) evidenced by a document in writing bearing each of their signatures.

Section 3.14 Yards. Grass, weeds, and vegetation on each lot in this Addition shall be kept mowed at regular intervals so as to maintain the lot in a neat and attractive manner. Upon failure to so maintain a lot, the developer, Committee, or its assigns of said Addition may, at its option, have the grass, weeds and vegetation cut when, and as often as necessary in its judgement, and the owners of the property shall be obligated to reimburse the developer, Committee, or its assignee for the cost of such work.

Section 3.15 Garbage. Owners of all lots shall make every effort to maintain neatness and order concerning placement of garbage for pick-up at the front of the residence, underground garbage storage units or screening if constructed, shall conform with the City of Keller requirements.

Section 3.16 Headings. All sections and paragraph headings used herein are for convenience only and shall have no efficiency in construing any of the restrictions, covenants or conditions herein contained.

Section 3.17 Right to Assign. The developer may, by appropriate instrument, assign or convey to any person, organization or corporation, any or all of the rights, reservations, easements and privileges herein reserved unto the developer, and upon such assignment or conveyance being made, its assigns or grantees may, at their option exercise, transfer or assign such rights, reservations, easements and privileges or any one or more of them at any time or times in the same way and manner as those directly reserved by them or it in this instrument.

Section 3.18 Repurchase Rights. At any time after eighteen (18) months shall have passed following the conveyance of a lot by the developer or its assignee shall have the right to repurchase that lot unless the construction of a residence thereon meeting the standards of these restrictions shall have been pursued with reasonable diligence from the time of such commencement. The price for such repurchase shall be the same price for which the developer sold such lot, (exclusive of any

interest).

Section 3.19 Developer's Sales Activities. Notwithstanding anything to the contrary contained herein, the developer, its successors and assigns, reserves for itself and its designated agent or agents the right to use any unsold lot for a temporary office location or sales facility and the right to place a sign or signs on any unsold lot in the subject subdivision. The builder qualifies as the developers agent.

Section 3.20 Partial invalidity. Invalidation of any of these covenants, restrictions or conditions by court judgement or otherwise, shall not affect, in any way, the validity of any of the other covenants, restrictions or conditions, all of which shall remain in full force and effect. Acquiescence in any violation shall not be deemed a waiver of the right to enforce against the violator or others the conditions so violated or any other conditions; and developer shall have the right to enter the property of the violater and correct the violation, or to require that the same be corrected.

The undersigned, Holland Corporation, for express purpose of developing Quail Valley Estates, being the Owner of platted lots in Quail Valley Estates, does hereby in this instrument and by its execution below, ratify the restrictions placed on the use of the property above described but assumes no liability or obligations in connection therewith.

EXECUTED this 7th day of June, 1985.

Thomas M. Vickers

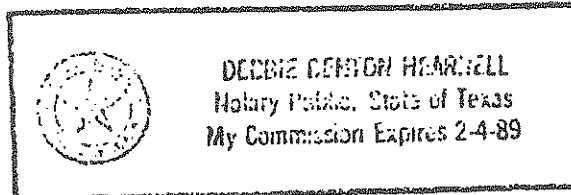
Thomas M. Vickers
680 Grapevine Hwy.
Hurst, Texas 76054

THE STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me this 8th day of
JUNE, 1985, by THOMAS M. VICKERS.

Debbie Denton Hearrell
Notary Public in and for the
State of Texas



My Commission expires:

2/4/89

Print name of notary:

DEBBIE DENTON HEARRELL


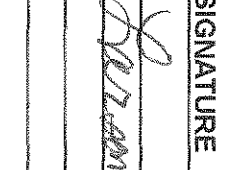

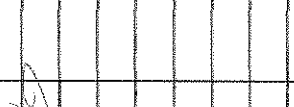

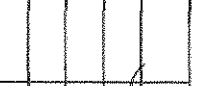
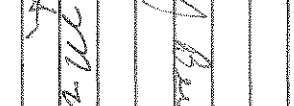




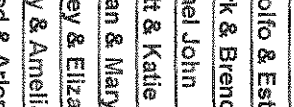
PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

SIGNATURES BELOW APPROVE EXTENSION OF DECLARATION

ADDRESS	OWNER	OWNER SIGNATURE	OWNER SIGNATURE
983 Dove Meadow	Jacinto, Maria L.		
984 Dove Meadow	Larson, Tom & Rae		
985 Dove Meadow	Dugas, Joey & Rhonda		
986 Dove Meadow	Ward, William & Jacklyn		
987 Dove Meadow	Reisner, Erika		
988 Dove Meadow	Mercier, Pau & Sandi		
989 Dove Meadow	Plasecki, Robert & Laura		
990 Dove Meadow	Gomez, Adolfo & Estelita		
991 Dove Meadow	Shater, Mark & Brenda		
992 Dove Meadow	Best, Michael John		
993 Dove Meadow	Cordio, Matt & Katie		
994 Dove Meadow	Eicher, Bryan & Mary		
1102 Holland	Miller, Jeffrey & Elizabeth		
1103 Holland	Smith, Jerry & Amelia		
788 Mesquite Lane	Dahlfors, Ted & Arlene		
790 Mesquite Lane	White, Stanley & Dorothy		
792 Mesquite Lane	Fragoso, Frank		
794 Mesquite Lane	Harpe, Ryan & Stacey		
796 Mesquite Lane	Haynes, Brian & Nealey		
797 Mesquite Lane	Hope, Barry		
798 Mesquite Lane	Coad, Daryl & Susan		
799 Mesquite Lane	Howell, Donna		
800 Mesquite Lane	Dunlap, Dennis & Jackie		
801 Mesquite Lane	Chambliss, Charles		
802 Mesquite Lane	Dwiglins, Linda		
803 Mesquite Lane	Shortz, Richard & Rhonda		
804 Mesquite Lane	Winkler, William & Laura		

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987 Dove Meadow	Reisner, Erika		
988 Dove Meadow	Mercier, Pau & Sandi		
989 Dove Meadow	Plasecki, Robert & Laura		
990 Dove Meadow	Gomez, Adolfo & Estella		
991 Dove Meadow	Shafer, Mark & Brenda		
992 Dove Meadow	Best, Michael John		
993 Dove Meadow	Cordio, Matt & Katie		
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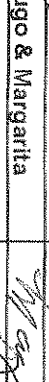



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989 Dove Meadow	Piasecki, Robert & Laura		
990 Dove Meadow	Gomez, Adolfo & Estella		
991 Dove Meadow	Shafer, Mark & Brenda		
992 Dove Meadow	Best, Michael John		
993 Dove Meadow	Cordio, Matt & Katie		
994 Dove Meadow	Eicher, Bryan & Mary	<i>Michael Brandy</i>	<i>M</i>
1102 Holland	Miller, Jeffrey & Elizabeth		
1103 Holland	Smith, Jerry & Amelia		
788 Mesquite Lane	Dahlfors, Ted & Arlene	<i>Theresa Dahlfors</i>	<i>Wylene Dahlfors</i>
790 Mesquite Lane	White, Stanley & Dorothy		
792 Mesquite Lane	Fragoso, Frank		
794 Mesquite Lane	Harpe, Ryan & Stacey		
796 Mesquite Lane	Haynes, Brian & Nealey		
797 Mesquite Lane	Hope, Barry		
798 Mesquite Lane	Coad, Daryl & Susan		
799 Mesquite Lane	Howell, Donna	<i>Donna Howell</i>	<i>Donna Howell</i>
800 Mesquite Lane	Dunlap, Dennis & Jackie		
801 Mesquite Lane	Chambliss, Charles		
802 Mesquite Lane	Dwiggins, Linda		
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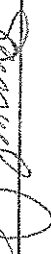

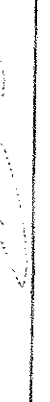



PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

SIGNATURES BELOW APPROVE EXTENSION OF DECLARATION

805	Mesquite Lane	Jerome, David		
806	Mesquite Lane	Lee, Nancy		
807	Mesquite Lane	Huette, Mike & Kim		
808	Mesquite Lane	Stocker, Steve & Brenda		
809	Mesquite Lane	Dallach, Janet S.		
810	Mesquite Lane	Lawhon, Tricia		
811	Mesquite Lane	Beams, Julie B.		
984	Oak Ridge	Welch, John & Connie		
986	Oak Ridge	Neal, Ray & Gwen		
988	Oak Ridge	Lane, William & Sherri		
990	Oak Ridge	Ueckert, Richard & Kristen		
992	Oak Ridge	Daniels, Frances		
994	Oak Ridge	Shearer, Vance & Terri		
996	Oak Ridge	Martie, Joseph D.		
998	Oak Ridge	Moss, Ricky & Donna		
800	Oak Ridge Ct	Trevino, Hugo & Margarita		
801	Oak Ridge Ct	Grier, Keith & Linda		
802	Oak Ridge Ct	Barrett, Richard & Cathy		
803	Oak Ridge Ct	Nelson, J. Mark & Claire		
804	Oak Ridge Ct	Gill, Sam & Shirley		
805	Oak Ridge Ct	Vail, Ralph & Regina		
806	Oak Ridge Ct	Green, Mike		
983	Pheasant Ridge	Peacor, Charles & Armesse		
984	Pheasant Ridge	Parker, Peter D.		
985	Pheasant Ridge	Tracey, Joseph & Susie		
986	Pheasant Ridge	Krajca, Rodney & Kimberly		
987	Pheasant Ridge	Reilly, David A. *		

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983	Pheasant Ridge	Peacock, Charles & Artimese	<i>Charles Peacock</i>	
984	Pheasant Ridge	Parker, Peter D.		
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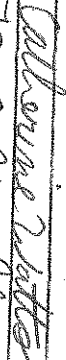






PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

SIGNATURES BELOW APPROVE EXTENSION OF DECLARATION

988	Pheasant Ridge	Sachs, Randy & Leah		
989	Pheasant Ridge	Wells, Charles & Frances		
990	Pheasant Ridge	Schochler, Richard & Sara		
991	Pheasant Ridge	Amart, Trirut & Venus		
992	Pheasant Ridge	Whitt, Chris & Stacey		
993	Pheasant Ridge	Parma, Lisa & Scott		
994	Pheasant Ridge	Ball, William		
995	Pheasant Ridge	Bates, Jeff & Linda	<i>Jeff Bates</i>	
996	Pheasant Ridge	Robinson, Kevin & Cynthia		
997	Pheasant Ridge	Wilson, Richard & Gilda		
998	Pheasant Ridge	Farrier, Justin & Tammi		
999	Pheasant Ridge	Morphew, Joshua & Salena	<i>Salena Morphew</i>	
1100	Pheasant Ridge	Hundley, Corey & Robin		
1101	Pheasant Ridge	Wells, Gordon & Ellen	<i>Gordon Wells</i>	<i>Ellen Wells</i>
1102	Pheasant Ridge	Goddard, Wade & Nancy		
1103	Pheasant Ridge	Watts, Ronald & Catherine L.		
982	Post Oak Rd	Walls, Darrick & Mary		
983	Post Oak Rd	Wylie, Mark & Jeril		
984	Post Oak Rd	Kirkland, Jackson & Erin		
985	Post Oak Rd	Rennie, Stewart & Angela	<i>Stewart Rennie</i>	
986	Post Oak Rd	Thoennes, Paul B.	<i>Paul B. Thoennes</i>	<i>Paul B. Thoennes</i>
987	Post Oak Rd	Fraday, Steve & Peggy		
988	Post Oak Rd	Linville, Jimmy & Susan		
989	Post Oak Rd	Baker, John & Christina		
990	Post Oak Rd	Riggs, John & Rose		
991	Post Oak Rd	Overfield, Rodney		
992	Post Oak Rd	Smith, Andrea & Terry	<i>Andrea Smith</i>	<i>Terry Smith</i>

PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

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994	Pheasant Ridge	Bail, William		
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984	Post Oak Rd	Kirkland, Jackson & Erin		
985	Post Oak Rd	Remnie, Stewart & Angela		
986	Post Oak Rd	Thoennes, Paul B.		
987	Post Oak Rd	Fraday, Steve & Peggy		
988	Post Oak Rd	Livville, Jimmy & Susan		
989	Post Oak Rd	Baker, John & Christina		
990	Post Oak Rd	Riggs, John & Rose		
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992	Post Oak Rd	Smith, Andrea & Terry		

PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

SIGNATURES BELOW APPROVE EXTENSION OF DECLARATION

993	Post Oak Rd	Jencopale, Ron & Linn		
994	Post Oak Rd	Huddleston, Terry & Cindy		
995	Post Oak Rd	Woodward, Rex & Tiffany	<i>Rex Woodward</i>	<i>Tiffany Woodward</i>
996	Post Oak Rd	Hamill, Phil & Evette		
997	Post Oak Rd	White, Todd & Christy		
998	Post Oak Rd	Grant, Jon & Monica		
973	Quail Ridge	Connors, Jeff & Toby		
974	Quail Ridge	Camm, David & Nancy		
980	Quail Ridge	Bashor, Monica & Art		
985	Quail Ridge	Masters, Rusty & Leigh Ann		
986	Quail Ridge	Wilkie, Jerry & Diana		
987	Quail Ridge	Smith, James & Pam	<i>James Smith</i>	<i>Pam Smith</i>
988	Quail Ridge	McDaniel, Jean Ann		
989	Quail Ridge	Bass, Steve & Patti		
990	Quail Ridge	Britain, M. A.		
991	Quail Ridge	Stramp, Rob & Andrea		
992	Quail Ridge	Taylor, Diane P		
993	Quail Ridge	Johnson, Bruce W.	<i>Bruce Johnson</i>	
994	Quail Ridge	Martinak, Michael & Joey		
1001	Quail Ridge	Foster, Douglas & Susan		
1003	Quail Ridge	Lee, Jon & Charla		
1005	Quail Ridge	Castiglione, Richard & Nancy	<i>Richard Castiglione</i>	<i>Nancy Castiglione</i>
1007	Quail Ridge	Goheen, Robin & Ramon		
1009	Quail Ridge	Buell, Clinton & Kim		
1011	Quail Ridge	Sproui, Scott *		
975	Quail Ridge Ct	Williams, Ronald & Cindy		
977	Quail Ridge Ct	Cavanagh, Chris & Kim		

PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

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995	Post Oak Rd	Woodward, Rex & Tiffany	<i>Terry & Cindy Huddleston</i>	
996	Post Oak Rd	Hammill, Phil & Evelette	<i>Rex & Tiffany Woodward</i>	<i>Phil & Evelette Hammill</i>
997	Post Oak Rd	White, Todd & Christy		
998	Post Oak Rd	Grant, Jon & Monica		
973	Quail Ridge	Connors, Jeff & Toby		
974	Quail Ridge	Camu, David & Nancy		
* 980	Quail Ridge	Bashor, Monica & Art	<i>Monica Bashor</i>	
985	Quail Ridge	Masters, Rusty & Leigh Ann		
986	Quail Ridge	Wilkie, Jerry & Diana	<i>Jerry & Diana Wilkie</i>	
987	Quail Ridge	Smith, James & Pam	<i>James & Pam Smith</i>	
988	Quail Ridge	McDaniel, Jean Ann	<i>Jean Ann McDaniel</i>	
989	Quail Ridge	Bass, Steve & Patti		
990	Quail Ridge	Britain, M. A.	<i>M. A. Britain</i>	
991	Quail Ridge	Stramp, Rob & Andrea	<i>Rob & Andrea Stramp</i>	
992	Quail Ridge	Taylor, Steven P. <i>Dorothy B. Frick</i>		
993	Quail Ridge	Johnson, Bruce W.	<i>Bruce W. Johnson</i>	
994	Quail Ridge	Martinek, Michael & Joey	<i>Michael & Joey Martinek</i>	
1001	Quail Ridge	Foster, Douglas & Susan		
1003	Quail Ridge	Lee, Jon & Charla		
1005	Quail Ridge	Castiglione, Richard & Nancy	<i>Richard & Nancy Castiglione</i>	
1007	Quail Ridge	Goheen, Robin & Ramon		
1009	Quail Ridge	Buell, Clinton & Kim	<i>Clinton & Kim Buell</i>	
1011	Quail Ridge	Spruiell, Scott *		
975	Quail Ridge Ct	Williams, Ronald & Cindy		
977	Quail Ridge Ct	Cavanagh, Chris & Kim		

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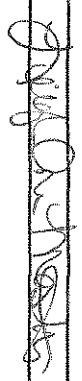
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Spang M. [Signature]

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SIGNATURES BELOW APPROVE EXTENSION OF DECLARATION

993	Post Oak Rd	Jencopale, Ron & Linn		
994	Post Oak Rd	Huddleston, Terry & Cindy		
995	Post Oak Rd	Woodward, Rex & Tiffany		
996	Post Oak Rd	Hamill, Phil & Evette		
997	Post Oak Rd	White, Todd & Christy		
998	Post Oak Rd	Grant, Jon & Monica		
973	Quail Ridge	Connors, Jeff & Toby		
974	Quail Ridge	Cammi, David & Nancy		
980	Quail Ridge	Bashor, Monica & Art		
985	Quail Ridge	Masters, Rusty & Leigh Ann		
986	Quail Ridge	Wilkie, Jerry & Diana		
987	Quail Ridge	Smith, James & Pam		
988	Quail Ridge	McDaniel, Jean Ann		
989	Quail Ridge	Bass, Steve & Patti		
990	Quail Ridge	Britain, M. A.		
991	Quail Ridge	Stramp, Rob & Andrea		
992	Quail Ridge	Taylor, Diane P		
993	Quail Ridge	Johnson, Bruce W.		
994	Quail Ridge	Martnak, Michael & Joey		
1001	Quail Ridge	Foster, Douglas & Susan		
1003	Quail Ridge	Lee, Jon & Charla		
1005	Quail Ridge	Castiglione, Richard & Nancy		
1007	Quail Ridge	Goheen, Robin & Ramon		
1009	Quail Ridge	Buell, Clinton & Kim		
1011	Quail Ridge	Sproui, Scott *		
975	Quail Ridge Ct	Williams, Ronald & Cindy		
977	Quail Ridge Ct	Cavanagh, Chris & Kim		

PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

SIGNATURES BELOW APPROVE EXTENSION OF DECLARATION











993	Post Oak Rd	Jencopate, Ron & Linn		
994	Post Oak Rd	Huddleston, Terry & Cindy		
995	Post Oak Rd	Woodward, Rex & Tiffany		
996	Post Oak Rd	Hamill, Phil & Evette		
997	Post Oak Rd	White, Todd & Christy		
998	Post Oak Rd	Grant, Jon & Monica		
973	Quail Ridge	Connors, Jeff & Toby		
974	Quail Ridge	Camm, David & Nancy	<i>David Camm</i>	<i>Nancy Camm</i>
980	Quail Ridge	Bashor, Monica & Art		
985	Quail Ridge	Masters, Rusty & Leigh Ann		
986	Quail Ridge	Wilkie, Jerry & Diana		
987	Quail Ridge	Smith, James & Pam		
988	Quail Ridge	McDaniel, Jean Ann		
989	Quail Ridge	Bass, Steve & Patti		
990	Quail Ridge	Brittain, M. A.		
991	Quail Ridge	Stramp, Rob & Andrea		
992	Quail Ridge	Taylor, Diane P		
993	Quail Ridge	Jackson, Bruce		
994	Quail Ridge	Martinak, Michael & Joey		
1001	Quail Ridge	Foster, Douglas & Susan		
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1005	Quail Ridge	Castiglione, Richard & Nancy		
1007	Quail Ridge	Goheen, Robir & Ramon		
1009	Quail Ridge	Buell, Clinton & Kim		
1011	Quail Ridge	Sprout, Scott *		
975	Quail Ridge Ct	Williams, Ronald & Cindy		
977	Quail Ridge Ct	Cavanagh, Chris & Kim		

PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES
SIGNATURES BELOW APPROVE EXTENSION OF DECLARATION

979	Quail Ridge Ct	Hinsley, Christi & Todd		
981	Quail Ridge Ct	McKay, Barbara & John		
983	Quail Ridge Ct	King, Bobby & Janell		
801	Quail Run	Parkey, Sonya & Steven		
802	Quail Run	Herbert, Hershel & Diana		
803	Quail Run	Brown, Jimmy		
804	Quail Run	Baker, Patricia		
805	Quail Run	Leone, Gene & Joan		
806	Quail Run	Montgomery, David & Frankie		
807	Quail Run	Thomas, Craig & Jennie		
808	Quail Run	Tipps, Brandon & Julie		
810	Quail Run	Gaston, Jim & Jan		
812	Quail Run	Janis, Frederick & Cindy		
814	Quail Run	Wiley, Lewis & Lisa		
816	Quail Run	Ehmann, Patrick *		
787	Tall Oak Lane	Graham, John & Patricia		
789	Tall Oak Lane	Hopkins, Todd & Susan		
791	Tall Oak Lane	Cutler, David & Theresa		
793	Tall Oak Lane	Saltzman, Brian & Kelli		
795	Tall Oak Lane	Lassan, Laszlo & Marta		
797	Tall Oak Lane	Johnson, Roderick & Kelly		
799	Tall Oak Lane	Ford, Jed & Jerri		
800	Tall Oak Lane	Green, Jimmy & Diana *		
804	Tall Oak Lane	Cortinas, Scott & Jennifer		
805	Tall Oak Lane	Budlong, Patrick		
808	Tall Oak Lane	Rosso, Susan		
809	Tall Oak Lane	Holland, Martin & Katie		

PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

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979	Quail Ridge Ct	Hinsley, Christi & Todd	
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803	Quail Run	Brown, Jimmy	
804	Quail Run	Baker, Patricia	
805	Quail Run	Leone, Gene & Joan	
806	Quail Run	Montgomery, David & Frankie	Frankie Montgomery
807	Quail Run	Thomas, Craig & Jennie	David Montgomery
808	Quail Run	Tipps, Brandon & Julie	
810	Quail Run	Gaston, Jim & Jan	
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795	Tall Oak Lane	Lassan, Laszlo & Marta	
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804	Quail Run	Baker, Patricia		
805	Quail Run	Leone, Gene & Joan		
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PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

SIGNATURES BELOW APPROVE EXTENSION OF DECLARATION

812	Tall Oak Lane	Bedell, Reed & Susan	
813	Tall Oak Lane	Salter, Charles & Jan	
816	Tall Oak Lane	VanCampenhout, Felix & Cecilia	<i>Charles Van Campenhout</i>
817	Tall Oak Lane	Swanner, Belva	
798	Teal Lane	Rollin, David	
799	Teal Lane	Arnosky, Joe & Barbara	<i>Joe Arnosky Barbara Arnosky</i>
800	Teal Lane	Hill, Bryan	
801	Teal Lane	Jones, Mary J.	
803	Teal Lane	Orr, Hayden & Kami	
804	Teal Lane	Schrimpf, John & Pixie	
805	Teal Lane	Wood, James & Jaylene	
806	Teal Lane	Newcombe, David & Bonnie	<i>Bonnie Newcombe</i>
807	Teal Lane	Busch, David & Lauri	<i>Lauri Busch</i>
808	Teal Lane	Saad, Micheal	
809	Teal Lane	Jackson, Michael & Rebecca	<i>Michael Jackson Rebecca Jackson</i>
810	Teal Lane	Schneider, Tom & Debby	<i>Tom Schneider</i>
811	Teal Lane	Clingman, J & Bertha	
812	Teal Lane	Dickson, Justin & Jodie	<i>Justin Dickson</i>
813	Teal Lane	Teague, Earl & Lori	<i>Lori Teague</i>
814	Teal Lane	Mussett, Pamela	
816	Teal Lane	Wylie, Randall & Michelle	<i>Michelle Wylie</i>

PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

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812	Tall Oak Lane	Bedell, Reed & Susan	
813	Tall Oak Lane	Salter, Charles & Jan	
816	Tall Oak Lane	VanCampenhout, Felix & Cecilia	<i>Cecilia Van Campenhout</i>
817	Tall Oak Lane	Swanner, Belva	<i>Belva Swanner</i>
798	Teal Lane	Rollin, David	
799	Teal Lane	Arnosky, Joe & Barbara	<i>Jed Arnosky Barbara Arnosky</i>
800	Teal Lane	Hill, Bryan	
801	Teal Lane	Jones, Mary J.	
803	Teal Lane	Orr, Hayden & Kami	
804	Teal Lane	Schrimpf, John & Pixie	
805	Teal Lane	Wood, James & Jaylene	
806	Teal Lane	Newcombe, David & Bonnie	<i>Bonnie Newcombe</i>
807	Teal Lane	Busch, Davic & Lauri	
808	Teal Lane	Saad, Micheal	
809	Teal Lane	Jackson, Michael & Rebecca	<i>Michael Jackson</i>
810	Teal Lane	Schneider, Tom & Debbi	<i>Tom Schneider</i>
811	Teal Lane	Clingman, J & Bertha	
812	Teal Lane	Dickson, Justin & Jodie	
813	Teal Lane	Teague, Earl & Lori	
814	Teal Lane	Mussett, Pamala	
816	Teal Lane	Wylie, Randall & Michelle	

PETITION TO APPROVE EXTENSION OF DECLARATION - QUAIL VALLEY ESTATES

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812	Tall Oak Lane	Bedell, Reed & Susan	
813	Tall Oak Lane	Saifer, Charles & Jan	<i>[Signature]</i>
816	Tall Oak Lane	VanCampenhout, Felix & Cecilia	
817	Tall Oak Lane	Swanner, Belva	
798	Teal Lane	Rollin, David	
799	Teal Lane	Amosky, Joe & Barbara	
800	Teal Lane	Hill, Bryan	
801	Teal Lane	Jones, Mary J.	
803	Teal Lane	Orr, Hayden & Kami	
804	Teal Lane	Schrimpf, John & Pixie	
805	Teal Lane	Wood, James & Jaylene	
806	Teal Lane	Newcombe, David & Bonnie	
807	Teal Lane	Busch, Davic & Lauri	
808	Teal Lane	Saad, Micheal	
809	Teal Lane	Jackson, Michael & Rebecca	
810	Teal Lane	Schneider, Tom & Debbi	
811	Teal Lane	Clingman, J & Bertha	
812	Teal Lane	Dickson, Justin & Jodie	
813	Teal Lane	Teague, Earl & Lori	
814	Teal Lane	Mussett, Pamaia	
816	Teal Lane	Wylie, Randall & Michelle	

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807	Teal Lane	Busch, Davic & Lauri
808	Teal Lane	Saad, Micheal
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813	Teal Lane	Teague, Earl & Lori
814	Teal Lane	Mussett, Pamala
816	Teal Lane	Wylie, Randall & Michelle