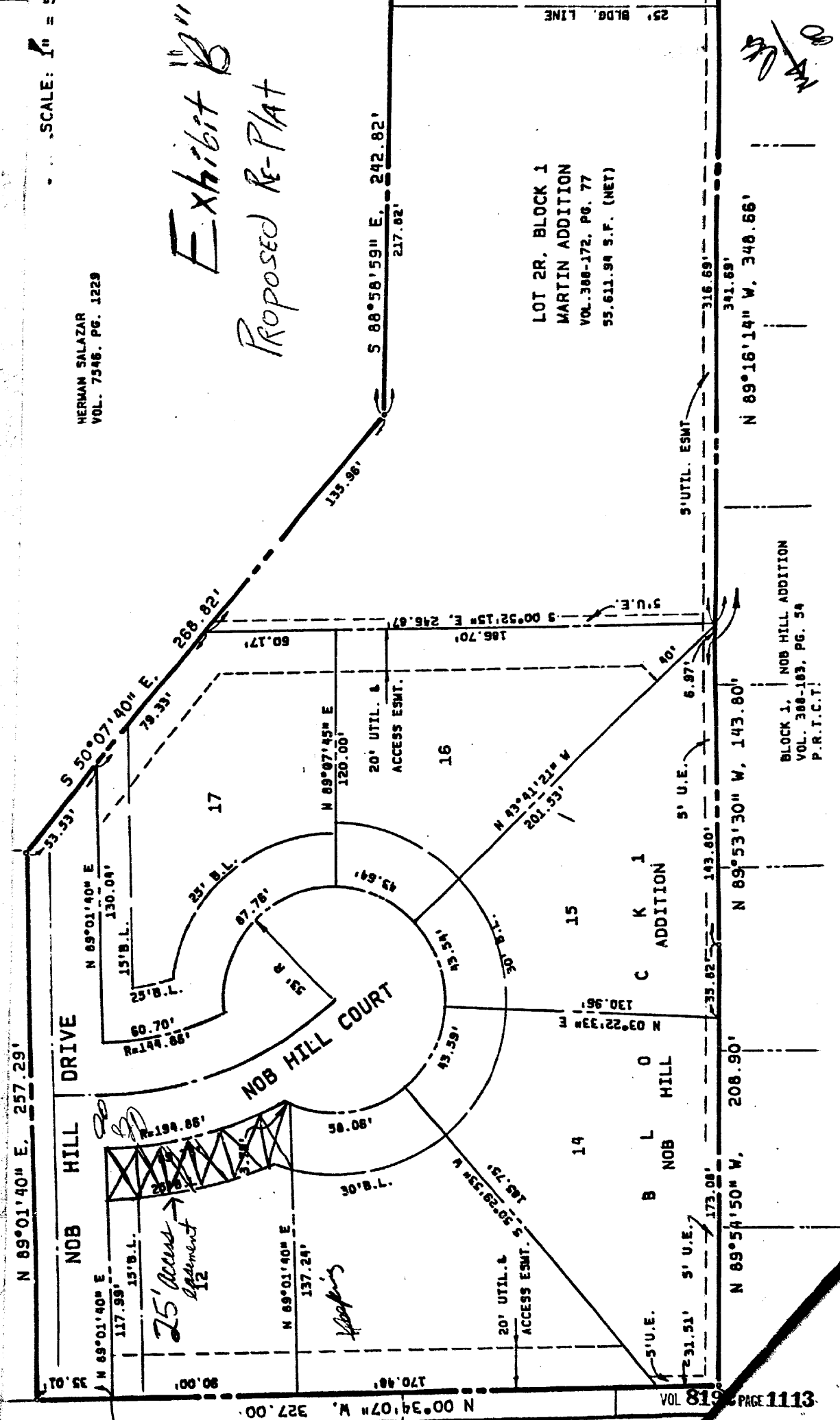


SCALE: 1" = 50'

HERMAN SALAZAR
VOL. 7546, PG. 1229

Exhibit B
Proposed R-Plat



LOT 2R, BLOCK 1
MARTIN ADDITION
VOL. 388-172, PG. 77
55,611.94 S.F. (NET)

BLOCK 1, NOB HILL ADDITION
VOL. 388-183, PG. 54
P.R.T.C.T.

<u>Lot/Block</u>	<u>Minimum Square Footage</u>	<u>Lot/Block</u>	<u>Minimum Square Footage</u>
		21/2	2200
1/3	1800	1/4	1800
2/3	1800	2/4	1800
3/3	1800	3/4	1800
4/3	1800	4/4	1800
5/3	1800	5/4	1800
6/3	2000	6/4	1800
7/3	2000	7/4	1800
8/3	2000	8/4	1800
9/3	2000	9/4	1800
10/3	2000	10/4	1800
11/3	2000	11/4	2000
12/3	2100	12/4	2000
13/3	2100	13/4	2000
14/3	2100	14/4	2200
15/3	2100	15/4	2200
16/3	2100	16/4	2200
17/3	2100	17/4	2500
18/3	2100	18/4	2500
19/3	2100	19/4	2500
20/3	2100	20/4	2500
21/3	2100	21/4	2500
22/3	2100	22/4	2500
23/3	2100	23/4	2500
24/3	2100	24/4	2500
25/3	2200	25/4	2500
26/3	2500	26/4	2500
		27/4	2500
		28/4	2500

Two or three story homes must have a minimum of 1500 feet of air-conditioned and heated space for the first story. Greenhouses, where incorporated, attached to, or contained in the main building, shall be included as air-conditioned space, but interior courts open to weather shall not.

4. **MASONRY CONSTRUCTION:** The exterior construction of the dwelling house erected on any Lot shall be at least 75% masonry, exclusive of windows, doors, and roofs, unless otherwise approved by the Architectural Review Committee. Masonry is hereby defined as stone, brick, or veneers of same. All fireplaces and chimneys shall be 100% masonry construction on the exterior.

5. **ROOF CONSTRUCTION:** Roofs shall have a minimum pitch of 7 X 12. Flat roofs are prohibited unless specifically reviewed and approved in writing by the Architectural Review Committee. Mansard-type roofs are specifically prohibited for use on any dwelling where they can be viewed from the street. Composition shingles may be used provided they are premium grade 300 pound per square or heavier, self sealing, shingles.

6. **SETBACKS:** The main body of any dwelling house shall not be erected at any point closer than twenty (20) feet to the front property line.

7. **FENCES:** No fence shall extend closer than twenty five (25) feet from the front property line. All fences will be wood, brick, stone, wrought iron and/or masonry and shall be no higher than nine feet. No chain link, woven metal, wire or similar fence type shall be constructed. Wood fences may be stained with either a semi-transparent or solid color wood stain. Pre-approved colors of stain include natural wood tones in the oak, mahogany, cedar, or redwood family. Any other colors of stain (e.g. green or gray) shall be submitted to the architectural committee for approval. All fences must be maintained in good condition and any repairs must be back to original type construction. Unsightly splices, braces, or patches are considered unacceptable repairs.

8. **YARDS:** Prior to or within six months of completion of construction of a residence on any Lot, the Owner of the Lot must sod and irrigate the front yard and side yards. The "front yard" is that portion of the lot beginning at

the front of the lot (i.e., the street) and continuing to the front of the residence. The sod must be solid and of St. Augustine, Bermuda, or similar grass.

9. **SCREENING:** All air-conditioning equipment shall be installed in the rear or in the side yard, screened from view from the street, by an opaque fence or masonry wall. Gas and electrical meters shall be concealed from view from the front.

10. **SIGNS:** The building contractor or Owner may erect or place one sign of not more than five (5) square feet identifying the builder and one sign advertising the Lot for sale or lease.

11. **MINERAL DRILLING:** No oil or other mineral drilling, refining, storage, quarrying or mining operations of any kind shall be permitted upon any Lot.

12. **TRASH/RUBBISH:** No rubbish, trash, garbage or waste shall be placed, dumped or permitted to remain on any Lot. Trash containers shall not be visible from the front or side street except on the day of collection.

13. **ANIMALS:** No animals of any type shall be raised, bred, or kept for commercial purposes. Household pets shall be kept on any Lot only when a dwelling is constructed and occupied thereon. Not more than a total of five household pets shall be allowed permanent residence in any dwelling.

14. **NOXIOUS ACTIVITY:** No activity shall be carried on upon any Lot which may be or may become an annoyance or nuisance to the neighborhood. Trucks in excess of $\frac{3}{4}$ ton or any vehicle with painted advertisement are prohibited from parking overnight on streets, driveways, alleys, or Lots.

15. **NO EXISTING BUILDING:** No existing building, house, mobile home, dwelling and/or structure of any kind or character whatsoever may be placed upon any Lot. A new structure only shall be erected on and permitted to remain on any Lot. No building material of any kind or character shall be placed or stored upon the Property until the Owner is ready to commence improvements and then such material shall be placed or stored within the property line of the Lot upon which the improvements are to be erected.

16. **NO TEMPORARY BUILDING:** No temporary dwelling, building, shop, platform, trailer, or residence of a temporary character shall be erected or placed upon any Lot, nor otherwise permitted upon any Lot, without the prior consent, approval, and written authorization of the Architectural Committee. Temporary sales or construction offices may be maintained by the developer, and/or subsequent owners or building contractors (subcontractors not included) by way of prior written approval and authorization of the Architectural Committee. Upon completion of sales or construction, as the case may be, any such temporary structures are to be removed.

17. **CITY STANDARDS:** There shall not be erected on any Lot a residence whose quality of structure and finish does not meet minimum property standards established by the Building Code of the City of North Richland Hills, nor shall any alteration or addition to any residence be made which does not meet the same minimum property standards.

18. **COMPLETION OF CONSTRUCTION:** No house shall be occupied as a residence until the construction of the same has been entirely completed. No garage, servant house, garage house, or any outbuilding or structure shall be occupied by any person prior to the construction and completion of the main house.

19. **PROPER UTILITIES:** If any lot is improved for occupancy same shall not be occupied or continued to be occupied unless and until the premises are connected in a proper way with the city sewerage and water system. No outside toilets will be permitted. The drainage of any sewerage into any road, ditch, surface easement or water body, either directly or indirectly, is prohibited.

20. **ARCHITECTURAL QUALITY:** All dwellings shall be designed and constructed of quality materials and with external design in harmony with existing adjacent dwellings.

21. **SUBMISSION:** No building, fence, or improvements shall be erected, placed, or altered until the building plans, specifications, and plot plan showing the location of same have been reviewed and approved, in writing, by the Architectural Committee for compliance with this Declaration. Owners or building contractors shall make application in writing to the Architectural Committee. In the event the Architectural Committee shall fail to act upon the application within thirty (30) days after it receives the request, then it is deemed that same has been approved. The building plans shall include, as a minimum, the following: A. All four elevations, B. Floor plan, C. Foundation plan, D. Roof plan, and E. Setback lines on site plan. The Architectural Committee may require additional submittals at its discretion. Applications shall be submitted at the designated office of the Architectural Committee.

22. **RETAINING WALLS:** Lots 1-10 and 12-21, inclusive, Block 2, Woodland Oaks (herein individually a "Retaining wall Lot" or collectively the "Retaining Wall Lots"), are each served, directly or indirectly, by a railroad tie retaining wall or retaining walls (herein a "Retaining Wall" or the "Retaining Walls") at or near the back of each of those lots. Because the Retaining Walls provide a direct benefit to all of the Owners of the Retaining Wall Lots, and an indirect benefit to the subdivision as a whole, it is desirable for the respective owners of the Retaining Wall Lots to maintain the Retaining Walls in a good and orderly fashion and, if necessary, to repair or replace the Retaining Walls so that they remain stable and suitable for their intended purpose. Therefore, it is and shall be an