

SUMMARY OF COVENANTS, RESTRICTIONS AND DEVELOPMENT STANDARDS OF LOST CREEK BUSINESS PARK

A. SHARED DRIVEWAYS: Each two lots shares a driveway and the location of each drive is shown on the plat provided. An access easement is provided and the lot owners have private non-exclusive right to the easement. The driveways must be paved with minimum of 6" Portland cement concrete with the remaining specifications set forth in the Statement of Covenants.

The first party to purchase one of the lots may build the driveway on the access easement at his/her expense and upon the purchase of the other lot, the second lot owner will reimburse the first lot owner ½ the cost of the driveway.

B. LOT OWNERS ASSOCIATION: A non-profit lot owners association – Lost Creek Owners Association - has been established and each lot owner upon purchase of a lot becomes a member entitled to one vote as a member of the Association.

C. COVENANTS AND ASSESSMENTS: Each lot owner will be assessed for his share of current maintenance costs, expenses of the Association, insurance and the like. The Board of Directors of the Association will set the amount of each year's assessment and each lot owner with the exception of the Developer (who will pay ¼ of the amount of assessment on the lots it owns), will pay his/her proportionate share of those expenses.

D. POWERS OF THE ASSOCIATION: A Board of Directors is established which will conduct the business of the Association with the directors to be elected by the members of the Association. A list of their powers is in the Declaration.

E. DEVELOPMENT CONTROL COMMITTEE: A Development Control Committee appointed by the Board of Directors must approve all plans and specifications of buildings and landscaping within the Park. There are two levels of approval. The first is a site plan showing contours, fences, footprint of all structures, walks, patios, driveways, parking areas and all trees affected.

Once approved, the Owner may then submit comprehensive plans for improvements, including exterior elevations, structural design, parking and drives and the like (specified in the Declaration. Criteria of the Committee in approving these plans are architectural character, harmony with design of improvements on other lots in the Park, proper drainage, screening of mechanical and other installations.

F. DEVELOPMENT STANDARDS:

- **Uses:** Generally offices and uses permitted by the Zoning Ordinance of the City of Longview.

- **Site Plans:** Buildings can generally not cover more than 30% of the area of the lot.
- **Setbacks:** Front setback is 25 feet from the front property line. Side setback is 6 feet from each side property line. Rear setback is 6 feet from the rear property line.
- **Building design:** The Committee must approve all construction and recommended building materials are Austin Stone, Split Block, Cast Stone, Brick and stucco for accents only. See the Declaration for matters such as roofing, windows, landscaping and signage.

G. MAINTENANCE: Lot owners are responsible for maintenance such as removal of trash, tree pruning, watering, lighting, keeping driveways and parking areas in good condition and complying with all laws.

This is a summary for information purposes only and you are urged to carefully review the Declaration of Covenants provided to you and on file in the Office of the County Clerk of Gregg County.

LOST CREEK DEVELOPMENT COMPANY