

## MIDWAY RIDGE HOA EXECUTIVE AGREEMENT

- Operation of neighborhood electric vehicles on neighborhood streets must comply with State of Texas NEV regulations. All operators must carry a valid driver’s license.
- The Midway Ridge HOA Board interpretation of item K. below is as follows: any gas well lot with active production in the Midway Ridge neighborhood is exempt from all HOA regulations/dues.
- *k. No drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitting upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any Lot. No derrick or other similar structure shall be erected, maintained, or permitted upon any Lot. The foregoing restriction shall not be applicable to Lot 2 in Block A; Lot 2 in Block C; and Lot 31 in Block F for as long as said Lots shall be used for oil and gas exploration or production activities; nor shall said Lots be subject to any of the Covenants contained herein as long as oil and gas exploration or production activities are conducted thereon.*
  - Phase 1 gas well lots are included in above excerpt, Phase 2, and Phase 3 gas lots are accounted for within filed Denton County amendments.
  - Phase 2 and Phase 3 lots:

PHASE	BLOCK	LOT
3	A	14
2	G	8
2	F	57
1	A	2
1	C	2
3	A	20
1	F	31
2	F	25
2	D	15
3	F	4

- The Midway Ridge HOA Board interpretation of item g. below is as follows: temporary signs may be utilized during the construction process or completion of a service and are allowable for no longer than 30 days after project or service completion. Special safety note: signage is necessary for pest/lawn care chemical awareness. Yard of the Month program sign is also exempt from item g, as this specific sign is sponsored by HOA Board.
- *g. No sign shall be erected or maintained on any Lot except a “for sale” sign which shall not exceed fifteen (15) square feet in size with larger signs being allowed only with the approval of the ACC.*

- The Midway Ridge HOA Board interpretation of item g. below is as follows: only applicable to George Foster Rd. (if homeowner chooses to replace builder grade installed mailbox to enhanced masonry mailbox).
  - *g. Each mailbox shall be constructed with a masonry column (no more than 48 inches tall), with the masonry material similar to that on the Residence or as approved by the ACC.*
  
  - The Midway Ridge HOA Board interpretation of item l. below is as follows: specific clause was developer oversight and is not applicable to any lot within Midway Ridge.
  - *l. When the Residence is constructed, the Lot must be improved with sidewalks connecting with the sidewalks on adjacent Lots.*
  
  - Concurrent terms on more than one Midway Ridge board are not advised. HOA and ACC member overlap is strictly denied.
- 1) HOA BOARD
  - 2) MUD BOARD
  - 3) ACC BOARD