

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR HICKS AIRFIELD
TARRANT COUNTY. TEXAS**

This Declaration made this 3rd day of December, 1985, by Hicks Airfield, Inc., a Texas corporation (hereinafter referred to as "Declarant") whose address is 1330 Summit, Fort Worth, Texas 76102.

WITNESSETH:

WHEREAS, Declarant is the owner of the approximately 50 acre tract of land in Tarrant County, Texas more particularly described on Exhibit "A" annexed hereto and sad. part hereof (the "Property"); which was acquired by Declarant by Warranty Deed dated June 26, 1985, recorded in Volume 8231, Page 704, of the Deed of Records of Tarrant County, Texas; and

WHEREAS Declarant desires to develop the Property as Hicks Airfield, which is intended as a private airfield for the exclusive use of Declarant end other owners from time to time of portions of the Property, and, to this end, desires subject the Property to the covenants, conditions, restrictions, easements, charges end liens herein-after set forth; and

WHEREAS, Declarant desires to impose said covenants, conditions, restrictions, easements, charges end liens on the Property end yet retain reasonable flexibility to respond to changing or unforeseen circumstances so as to control and maintain the first class quality and distinction of the Property; and

WHEREAS, Declarant has deemed it desirable, and in the best interest of the Declarant and other owners from time to time of portions of the Property (Declarant and such other miners from time to time of portions of the Property being herein referred to as the "Owners") to create an entity to which would be delegated and assigned the powers -of maintaining and preserving Hicks Airfield, its runway, taxiways and other common areas. enforcing these restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Declarant has caused to be incorporated, Hicks Airfield Pilots Association, a Texas non—profit corporation (the "Association"), and has designated it as such entity.

NOW, THEREFORE, Declarant hereby declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions. easements, charges and liens hereinafter set forth.

ARTICLE I.

USES OF THE SEPARATE PORTIONS OF THE PROPERTY

A map of the Property is annexed hereto as Exhibit "B" and made a part hereof, on which map portions of the Property are designated Hangar Area A and Hangar Area B and other portions of the Property are designated by the symbols "A" through "I" respectively, each of the separate portions of the Property so designated. As the boundaries of such portions of the Property may be adjusted by the Declarant as hereinafter provided, are restricted for use as follows:

1. The portions of the Property designated Hangar Area A and Hangar Area B will be reserved for construction of hangars and ~" T—Hangars" (herein so called) in such number and manner of configuration as Declarant may determine. T—Hangars will be part of a "Common Hangar" (also hereafter defined) end must be used exclusively for storage of aircraft and motor vehicles.

2. The portion of the Property designated by the symbol I is hereby restricted for development and use — a runway for private, commuter and commercial aircraft and shall be maintained and used solely for such purpose.

3. The portion of the Property designated by the symbol E shall be maintained as an open area, which shall be covered with grass, and which may be used for landing aircraft, as appropriate, and under which Declarant and the Association shall have the right to install septic tanks or other facilities for the disposal of sewage.

4. The portion of the Property designated by the symbol C will be maintained and used exclusively as a taxiway/roadway for taxiing aircraft and ingress and egress by motor vehicles.

5. The symbol D was omitted on purpose.

6. The portion of the Property designated by the symbol E will be maintained as a safety zone.

7. The symbol F was omitted on purpose.

8. The portions of the Property designated by the symbol G will be sold in fee simple to owners of adjacent hangars, and shall be used solely for parking of aircraft and other vehicles as designated by the owner of the respective hangar, provided that no portion of any such aircraft or motor vehicle may be parked closer than 35 feet to the centerline of the¹ taxiway/roadway adjacent to such portions of the Property on the North. Additionally, the owner of each hangar must maintain an area adjacent to the taxiway/roadway, designated by Declarant, as an open area, covered by grass only, under which will be constructed lateral lines for the septic system.

9. The portions of the Property designated by the symbol H shall be maintained, owned and operated by Declarant, its successors or assigns, at their option, as an area for the administration building for Hicks Airfield, the sale of fuel (and maintenance of underground fuel tanks) for aircraft and motor vehicles (and no other portion of the Property may be used for this purpose), for parking of motor vehicle by Declarant, its agents, customers and other invitees, and/or for any other lawful purpose. The water tank for Hicks Airfield will also be maintained in this area.

10. All other portions of the Property may be used in such manner as Declarant, its successors or assigns, may reasonably determine, provide such use is consistent with the maintenance of the Property as a first class private airfield.

Declarant shall, at its cost and an expense, as promptly after the date hereof as may be practicable, cause the following portions of the Property (the "Common Areas") to be developed and constructed, in accordance with such reasonable standards as Declarant may determine and in accordance with applicable laws, for their intended use: the runway, the grass covered open area, the taxiway/roadways, and the safety zone. As construction of each portion of the Common Area is completed, Declarant shall convey such portion of the Common Areas to the Association.

Declarant shall have the right to adjust the boundaries of each portion of the Property designated above, including, without limitation, each portion of the Common Areas, as Declarant, in its sole discretion, deems to be in the best interest of the development of the Property as a private airfield; provided, however, that Declarant may not adjust the boundaries of any portion of the Common Areas which have been conveyed to the Association.

ARTICLE II.

RESERVATIONS OF RIGHTS WITH RESPECT TO THE RUNWAY

As hereinafter provided, Declarant, its agents, customers and invitees, and each Owner of a lot (hereinafter defined) at the Property, shall have the right to use the runway, on the terms and conditions herein set forth, conditioned upon payment of the license fee assessed by the Association. Declarant hereby reserves to itself, ad its successors and assigns, the exclusive right, and shell have the exclusive right, to permit additional land, contiguous to the Property, to become part of Hicks Airfield (thereby permitting the owners of portions of such property to obtain the use of the runway) by the owner(s) of such continuous property adopting covenants, conditions and restrictions similar to those herein contained, as determined by Declarant in its sole discretion, and thereafter to permit property contiguous to the property previously subjected to such similar covenants, conditions and restrictions to become part of Hicks Airfield in like manner (the right referred to in this sentence being herein called the ‘Expansion Right’). Neither the Association nor any owner of a Lot at Hicks Airfield, other than Declarant, its successors and assigns, shall have the right to permit use of the runway by any individual or entity, except as herein provided. The Expansion Right may be exercised by Declarant, its successors and assigns, from time to time, in it sole discretion, and Declarant, its successors and assigns, may assign the Expansion Right, at any time and from time to time, and receive and retain for its own account the consideration from such assignment.

ARTICLE III

INGRESS AND EGRESS, AND OTHER EASEMENTS

A. In order to assure full and reasonable vehicular and pedestrian access and ingress and egress over portions of the Property as appropriate, Declarant hereby creates the following ingress and egress access easements and rights of way:

1. Declarant, its agents, customers and invitees, each Owner, ad such other persons as may be designated by the Association from time to time, shall have an easement of ingress and egress for unrestricted vehicular and pedestrian access and ingress and egress to and from the Property and adjacent streets and roads, over the portions of the Property designated for use as the taxiway/roadway, subject to such reasonable Rules and Regulations as the Association may from time to tine implant.

2. Declarant, its agents, customer and invitees, and each Owner of a lot at the Property, shall have, conditioned upon payment of such license fee as may from tine to time be established by the Association, a license to use the portion of the Property designated as the runway, pursuant to a non—exclusive license hereby crated, for the sole purpose of landing, taking off and taxiing of aircraft under the control of such license. Upon nonpayment of the license fee imposed by the Association from time to time, this license shall terminate with respect to any licensee, which failed to make such payment, at the option of the Association. Where there is more than one Owner of a Lot, or in the case of an Owner which is a partnership, corporation, or other entity, the Owner(s) shall be entitled to designate venous individuals to

use the relay (all of which in the case of a lot with more than one Owner must be one of Such Owners), and shall notify the Association of such designation.

3. An easement is hereby reserved over the portion of the Property located between the hangars in Hangar Area A and B, as they may be developed and constructed, for the purpose of providing Declarant, its agents, customers and invitees, each Owner, and the owners from time to time of any contiguous property which becomes a part of Hicks Airfield as herein provided, unrestricted vehicular and pedestrian ingress and egress, including, without limitation, ingress and egress by aircraft, to the Common Areas and the adjacent streets, hither the Association nor any Owner, other than Declarant, its successors and assign., shall have the right to permit use of this easement by others, it being intended that no access to the Property be available from adjacent land unless such adjacent land has been made a part of Hicks Airfield by exercise of the Expansion Right, as above provided.

B. The following easements are hereby also reserved to Declarant and the Association:

1. A construction easement over and across all portions of the Property for the purpose of (a) development and construction of the Property as contemplated herein, and (b) making such repairs as may be the responsibility of, or permitted to be made by, Declarant and/or the Association;

2. An easement over all portions of the Property for installation, maintenance and repair of such utility services as Declarant and/or the Association may deem appropriate, including, without limitation, as Declarant or the Association deem appropriate, water septic system for disposal of sewage, electric and telephone, certain of such easements being shown on Exhibit "B". it being understood that neither Declarant nor the Association shall be obligated to provide any such facilities but that Declarant intends to develop a water well and install water mains, meters and other appurtenances as are necessary in order for Declarant to offer water for sale to Owners, as Declarant may deem appropriate. After the construction of improvements on any portion of the Property, neither Declarant nor the Association shall install any utility lines in such manner as will require removal (or substantial alteration of) such improvements or unreasonably interfere with use then made of the Lot (as hereinafter defined) on which such improvements have been constructed;

3. A landscaping easement over and across the Common Areas to permit such landscaping, and maintenance thereof, as Declarant and/or the Association may deem appropriate; and

4. An easement in the air spaces above the Property for the take-off and landing of aircraft.

5. An easement fifteen (15) feet in width on each side of and parallel to all taxiway/roadways to construction, repair and maintain utility services and lines.

ARTICLE IV.

DEVELOPMENT AND CONSTRUCTION OF HANGARS AND T HANGARS

1. Declarant will construct, or cause to be constructed, on such portions of the Property designated as Hangar Area A and Hangar Area B as Declarant may deem appropriate, in its sole discretion, aircraft

hangars in such number and configuration as Declarant may determine. Each separate portion of the Property intended for use as a hangar will be conveyed by Declarant, its successors and assigns, in fee simple, and each deed to any such portion of the Property will contain, and be subject to, the covenants, conditions and restrictions set forth on Exhibit “C” annexed hereto and made a part hereof.

2. Declarant will construct, or cause to be constructed, T Hangars in such numbers and configuration as Declarant may determine, on such portion of the Property designated as Hangar Area B, as Declarant may determine, in its sole discretion. Each T Hangar will then be conveyed by Declarant, its successors or assigns, in fee simple, and each deed will contain and be subject to, the covenants, conditions and restrictions set forth on Exhibit “D” annexed hereto and made a part hereof.

ARTICLE V.

The ASSOCIATION

1. Declarant has caused the Association to be incorporated as a non-profit corporation under the laws of the State of Texas, and a copy of its Articles of Incorporation is annexed hereto as Exhibit “E” and made a part hereof. The Association shall be governed in accordance with its Bylaws, which have been adopted by the initial Board of Directors of the Association, and a copy of which are annexed hereto as Exhibit “F” and made a part hereof.

The Association shall have full power and authority to do all such things as necessary, or deemed by the Association to be advisable, in order to preserve and maintain Hicks Airfield, its runways, taxiways and other Common Areas, as a private airfield for the benefits of the Owners, including, without limitation, those powers set forth in this Article IV and those powers delegated to the Board of Directors of the Association as provided in Article V of the Declaration.

2. Each owner shall automatically be and must remain a member of the Association in good standing.

3. The Association shall have two classes of voting membership, Class A and Class B. Class A members shall be all members with the exception of Declarant. The Class B member shall be Declarant. Until Declarant has sold all “lots” (as hereinafter defined), other than the lot on which the administration building, airfield fuel service and appurtenant parking (the “Administration Lot”), the Class A members shall be entitled to one vote and the Class B member shall be entitled to six votes for each lot in which it holds the interest required for membership. As used herein the term “lot” shall mean each separate portion of the Property developed as a hangar, each T Hanger, and the Administration Lot, it being understood that until Hangar Area A and Hangar Area B are fully developed, the number of lots within each such area shall, for all purposes of this Declaration, be:

- Hangar Area A: 58 lots
- Hangar Area B: 198 lots

And Declarant shall be deemed to own each such lot which has not been sold to a third party. The Class B membership shall cease and become converted to Class A membership upon the earlier to occur of the following:

(a) Declarant shall have sold, and closed the sale of, all lots other than the Administration

Lot to separate, distinct, bona fide third parties for their own account: or

(b) On the tenth anniversary date of the lawful commencement date of the Association as an Incorporated entity.

From and after such conversion, Class A members shall be entitled to one vote for each lot in which they hold the interest required for membership. When more than one person holds such interest in any lot, all such persons shall be members, and the vote for such lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot. Persons or entities' membership in the Association shall terminate automatically whenever such person or entity ceases, to be an Owner, but such termination shall not release or relieve any such person or entity from any liability or obligation incurred under or in any way connected with the Association during the period of such ownership, or impair any rights or remedies which the Association or any other Owner has with regard to such former Owner.

4. Declarant, for each lot within the Property, hereby covenants and agrees, and each Owner of any lot by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree (and such covenant shall be deemed to constitute a portion of the purchase money and consideration for acquisition of the lot), to pay to the Association (or to independent entity or agency which may be designated by the Association to receive such monies):

(a) The license fee from time to time designated by the Association for use of the runway.

(b) Regular assessments or charges for maintenance, taxes and insurance, in such amount as the Association may from time to time determine,

(c) Special group assessment for capital improvements or unusual or emergency matters, such Assessments to be fixed, established and collected from time to time as hereinafter provided, and

(d) Special individual assessments levied against individual lot owners to reimburse the Association for extra costs for maintenance and repairs caused by the willful or negligent acts of the individual owner and not caused by ordinary wear and tear, such assessments to be fixed, established and collected from time to time as hereinafter provided.

The license fee, and regular assessments, special group assessments and special individual assessment, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon each lot against which each license fee and/or such assessment is made and shall also be the continuing personal obligation of the then existing Owner of such lot at the time when the license fee or assessment became due.

5. The license fee and assessments levied by the Association shall be used exclusively for the purpose of promoting the enjoyment and welfare of the Owners of portions of this Property and in particular for the:

(a) Improvement and maintenance of the Common Areas:

- (b) Payment of taxes on, and insurance in connection with, the Common Areas.
- (c) Paying the cost of labor, equipment, (including the expense of leasing any equipment) and material required for, and management and supervision of the Common Areas.
- (d) Carrying out the duties of the Board of Directors of the Association as hereinafter set forth;
- (e) Carrying out the purposes of the Association as stated in its Articles of Incorporation;
- (F) Carrying out the various matters set forth on envisioned herein; ad/or
- (g) Any matter required in order to comply with applicable federal, state and local laws, ordinances, rules and regulations, including, without limitation, requirements of the Federal Aviation Administration, as applicable to the Property.

6. Until such time as Declarant has conveyed any portion of the Common Areas to the Association, Declarant shall assume the sole responsibility and duty of maintaining such portion of the Common Areas including, but not limited to, the payment of taxes on, and the cost of insurance in connection with, such portion of the Common Areas and for paying the cost of labor, equipment (including the expense of leasing any equipment) and material required for the management and supervision of such portion of the Common Areas. Until all portions of the Common Areas have been conveyed to the Association, the license fee. And such portion of the assessments provided for above as is not necessary to pay the costs of ownership and maintenance of the Common Area which have been conveyed to the Association, shall be forthwith paid by the Association to Declarant to the extent required by Declarant to maintain such portions of the Common Areas as are the responsibility of Declarant.

7. The amount of the license fee and of the assessments shall be as follows:

- (a) The license fee charged for the use of the runway shall be applicable only to lots on which a hangar or T Hangar has at the time been constructed and which is no longer owned by Declarant; provided, however, that Declarant shall be required, so long as Declarant, its agents, customer, and invitees are using the runway, to pay as a license fee. The license fee, which would be applicable to one lot, whether on not Declarant at the time owns any lot. The license fee shall be in such amount as the Association from time to time determine, provided that the license fee will be set at a uniform rate for all.
- (b) Regular assessments shall be in such amount as the Association may determine to be necessary to pay the expenses of the Association (including reasonable reserves) during the period of twelve (12) months subsequent to the date the amount of any such regular assessment is established, and shall be paid monthly during such period of twelve (12) months. Each Owner shall be responsible for, and shall pay, a prorata portion of such regular assessment based on the ratio of the number of square feet of land within the total lot(s) owned by such Owner to the number of square feet of land within all portions of the Property designated for use as hangar, T Hangars, and the administration building, airfield fuel service and appurtenant parking.
- (c) In addition to the license fee and regular assessments, the Association may levy in any calendar year a special group assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of any capital improvement upon the Common Areas: provided that any such assessment shall have the assent of the members entitled to cast two-thirds (2/3) of the votes of the members of the

Association who by voting in person or by legitimate proxy at a meeting duly called for this purpose, as provided in the Bylaws. Each owner shall pay his prorata portion of the special group assessment, determined in the same manner as his prorata share of the regular assessments is determined as above provided.

(d) The Association shall also have the right to impose special individual assessments under the circumstances provided above, which assessment shall be in such amount as is necessary to pay the extras costs of maintenance and repairs caused by the willful or negligent acts of the individual Owner against which such assessment is made.

8. The Association shall prepare a roster of the lots and license fee and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the license fee and assessments shall thereupon be delivered or mailed to every Owner subject thereto. The Board of Directors shall upon demand at any time, furnish to any Owner liable for said license fee and assessments a certificate in writing signed by an officer of the Association, setting forth whether said license fee and assessments have been paid. Such certificate shall be conclusive evidence of payment of any license fee or assessment therein stated to have been paid. A reasonable charge may be made by the Board of Directors of the Association for issuance of such certificates.

9. If the license fee or any assessment, or any part thereof, is not paid on the dates when due, then the unpaid amount of such license fee or assessment shall become delinquent and shall, together with the interest thereon at the maximum legal rate and costs of collection thereof, become a continuing debt secured by a self executing lien (subject to non-judicial foreclosure in the manner provided for non-judicial foreclosure of a deed of trust lien under the laws of the State of Texas, or subject to judicial foreclosure in accordance with the laws of the State of Texas) on the lot of non-paying Owner which shall bind such lot in the hands of the then Owner, his heirs, executors, devisees, personal representatives and assigns. The Association shall have the right to reject partial payments of the license fee or any assessments and demand full payment thereof, or the Association may accept such partial payments on account only without waiving any rights hereunder with regard to the remaining balance due. The personal obligation of the then Owner to pay such license fee and assessments, however, shall remain his personal obligation and shall not pass to his successors in title unless expressly assumed by them. The lien for any unpaid license fee or assessment, however, will be unaffected by any sale or assignment of a lot and shall continue in full force and effect. No Owner may waive or otherwise escape liability for the license fee or assessments provided herein by non-use of the Common Areas or abandonment of his lot.

10. The lien of the license fee and assessments provided for herein shall be subordinate and inferior to the lien of any first mortgage or deed of trust now or hereafter placed upon any lot subject to assessment: provided, however, that such subordination shall apply only to the license fee and assessments which have become due and payable prior to the sale (whether public or private) of such lot pursuant to the terms and conditions of any such mortgage or deed of trust. Said sale shall not relieve any such lot Owner or the new Owner thereof from liability for the amount of any license fee and/or assessment thereafter becoming due nor from the lien for the payment of such subsequent license fee and/or assessment.

11. The following portions of the Property shall be exempted from the license fee, assessments, charges and liens created herein:

- (a) All properties dedicated and accepted by the local public authority and devoted to public use, if any;
- (b) All Common Areas;
- (c) All lots owned by Declarant until the date on which Declarant conveys all of the Common Areas to the Association; and
- (d) As provided above, lots owned by Declarant with respect to payment of the license fee.

12. In addition to the power to levy assessments as above provided, and the other powers and responsibilities herein set forth, the Association shall have the right to establish, and shall establish, an Architectural Control Committee (herein so called) consisting of three members, to review and approve all plans and specifications for any hangars, T Hangers or other improvements upon the Property (other than hangars, T Hangers, and other improvements constructed by Declarant). No building, structure, fence, wall or improvement of any kind or nature shall be erected, placed or altered on any lot, except by Declarant, until all plans and specifications have been submitted to and approved in writing, by the Architectural Control Committee, or a majority of its members, as to:

- (a) Quality of design, and intended workmanship and materials; adequacy of site dimensions adequacy of structural design;
- (b) Conformity and harmony of the exterior design, color, type and appearance of exterior surfaces and landscaping;
- (c) Location with respect to topography and finish grade elevation and effect of location end use on neighboring lots and improvements situated thereon; drainage arrangements, and
- (d) Other standards as may be set forth within bulletins promulgated by the Architectural Control Committee from time to time;

As to which matters the Architectural Control committee is hereby vested with the authority to render a final interpretation and decision.

The Architectural Control Committee is authorized and empowered to consider and review any and all aspects of design and construction which may, in the reasonable opinion of the Architectural Control Committee, adversely affect the use or appearance of the Property or any portion thereof. Final plans and specifications shall be submitted in duplicate to the Architectural Control Committee for approval or disapproval. As such time as the plans and specifications meet the approval of the Architectural Control Committee, one complete set of plans and specifications will be retained by the Architectural Control Committee and the other complete set of plant and specifications will be marked "Approved" and returned to the lot owner or his designated representative. If the plans and specifications are not approved one set of such plans and specifications shall be returned marked "Disapproved" accompanied by a reasonable statement of the reasons for disapproval. Any modification or change to the approved set of plans and specifications must again be submitted to the Architectural Control Committee for its inspection and approval. The Architectural Control Committee's approval or disapproval, as required herein, shall be in writing. If the Architectural Control Committee fails to approve or disapprove such plans and specifications within thirty (30) days after the date of submission, approval of the matters submitted will not be required and the approval of the Architectural Control Committee shall be pressed.

The Architectural Control Committee may from time to time publish and promulgate architectural standards bulletins, which shall be fair, reasonable, and uniformly applied.

13. In addition to the powers set forth above, the Association shall have the following additional powers and obligation:

- (a) To accept from time to time as part of Hicks Airfield contiguous property made part of -the Expansion Right, as provided in Article-II above: and
- (b) To accept from time to time conveyance of the Common Areas, as Declarant may propose.

ARTICLE VI.

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

1. The board of Directors of the Association (hereinafter called the "Board of Directors"), on behalf of the Association, the Property and the Owners, shall provide, and shall pay out of the maintenance fund (which shall consist of all license fees and assessments collected hereunder, other than those required to be paid to Declarant as above provided), the following:

- (a) Taxes and assessments, and other liens and encumbrances, which shall properly be assessed or charged against the Common Areas, rather than against the individual owners;
- (b) Care and preservation of the Common Areas and maintenance of utility services, as deemed appropriate by the Board of Directors, for the common Areas;
- (c) The services of a person or firm (including affiliates of Declarant) to manage the Association or any separate portion thereof, to the extent deemed advisable by the Board of Directors;
- (d) Legal and accounting service;
- (e) A policy or policies of insurance insuring the Association against any liability to the public or to the Owners (and/or invitees or tenants). Incident to the operation of the Association, including, without limitation, operation by the Association of Common Areas, in an amount not less than \$1,000,000.00 combined coverage including liability and property damage, it being understood that each Owner shall be responsible for maintaining its own liability and property loss insurance if desired.
- (f) A policy or policies of casualty insurance with respect to the Common Areas in such amounts and against such risks as the Association shall deem necessary or appropriate, it being understood that all proceeds of such, insurance shall be used for repair and restoration of the Common Areas and it being further understood that each Owner shall insure the improvements on his lot against loss by fire or other casualty, if desired.
- (g) Workman's compensation insurance with respect to the Association's employees to the extent necessary to comply with any applicable laws;
- (h) Such fidelity bonds and/or other liability insurance as the board of Directors may determine to be advisable; and
- (i) Any other material, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance, taxes or assessments (excluding taxes or assessments assessed against any individual Owner) which the Board of Director. Is required to obtain or pay for pursuant to the tern of this Declaration or by law or which, in its opinion, shall be necessary or proper for the operation or protection of the Association or for the enforcement of this Declaration.

2. The Board of Directors shall have, on behalf of the Association, the following additional rights, powers, and duties:

- (a) To execute all declarations of ownerships for tax assessment purposes with regard to any of the Common Areas owned by it as an incorporated entity;
- (b) To borrow funds to pay cost of operations, secured by assignment or pledge of rights against delinquent Owners, if the Board of Directors see fit;
- (c) To enter into contracts, maintain one or more bank accounts, and generally, to have all the powers necessary or incidental to the operation and management of the Association;
- (d) To protect or defend the Common Area from loss or damage by suit or otherwise, to sue or defend in any court of law on behalf of the Association and to provide adequate reserves for repairs and replacements;
- (e) To make reasonable Rules and Regulations for the operation of the Common Areas and portions of the Property as specified herein and to amend them from time to time (without limiting the generality of the foregoing language, the Rules and Regulations may provide for limitations on use of the Common Areas by youthful persons, visitors or otherwise);
- (f) To make available to each Owner within sixty (60) days after the end of each year an annual report and, upon the written request of one-third (1/3) of the members, to have such report audited by an independent certified public accountant, which audited report shall be made available to each member within thirty (30) days after completion;
- (g) To adjust the amount, collect, and use any insurance proceeds to repair damage or replace lost property; and if proceeds are insufficient to repair damage or replace lost property, to assess the members in proportionate amounts, determined in the same manner as their share of regular assessments is determined as above provided: to cover the deficiency;
- (h) To collect any license fees, assessments or other charges provided for in the Declaration;
- (i) To enforce the provisions of this Declaration and any Rules and Regulations made hereunder, and to enjoin and seek damages from any Owner for violation of such provisions or Rules and Regulations.

3. The Board of Directors, on behalf of the Association, shall have the full power and authority to contract with any Owner (including without limitation, the Declarant) for performance, on behalf of the Association, of services which the Association is otherwise required to perform pursuant to the terms hereof, such contracts to be upon such terms and conditions and for such consideration as the Board of Directors may deem proper, advisable and in the best interest of the Association.

4. The board of Directors shall have the right to contract for all goods, services and insurance, and the exclusive right and obligation to perform the functions of the Board of Directors, except as otherwise provided herein, In the event for any reason the Board of Directors is deemed not to be authorized to act for and on behalf of the Association and the members, than the Declarant may act for and on behalf of the Association and the members, and the Association shall reimburse the Declarant for any and all reasonable expenses incurred in so acting.

5. Neither any member nor the Board of Directors (or any of them) nor the officers (if any) of the Association shall be personally liable for debts contracted for or otherwise incurred by the Association or for a tort of another member, whether or not such other member was acting on behalf of the Association or

otherwise. Neither the Declarant, the Association, its Directors, officers, agents or employees, nor any of them shall be liable for any incidental or consequential damages for failure to inspect any premises, improvements, or portions thereof or for failure to repair or maintain the same. The Declarant, the Association or any other person, form or association liable to make such repairs or maintenance, shall not be liable for any personal injury or other incidental or consequential damages occasioned by any act or omission in the repair or maintenance of any premises, improvements or portions thereof.

6. None of the Directors of the Association shall have any liability for failure of the Board of Directors to perform any of its duties required hereunder, unless such failure resulted from such Director's willful disregard, on a continuing basis, of the affairs of the Association, and unless such willful disregard of the affairs of the Association continued after written notice thereof to such Director from a majority of the members of the Association.

ARTICLE VII

GENERAL PROVISIONS

1. The Covenants, Conditions and Restrictions of this Declaration, which term as used herein includes without limitation, the easements herein created, shall run with and bind the land subject to this Declaration, and shall inure to the benefit of and be enforceable by the Association and/or the Owner of any lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date that this Declaration is recorded in the Deed Records of Tarrant County, Texas, after which time said Covenants, Conditions and Restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the members entitled to cast seventy-five percent (75%) of the votes of the Association has been recorded in the Deed Records of Tarrant County, Texas agreeing to abolish these Covenants, Conditions and Restrictions: provided, however, that no such agreements to abolish shall be effective unless made and recorded one (1) year in advance of the effective date of such time.

2. Until such time as the sale, and closing of said sale, by Declarant of the first lot to a bona fide third party unrelated to Declarant ("First Lot Sale"), Declarant at its discretion, may abolish or amend this Declaration or change the Covenants, Conditions and Restrictions in whole or in part. Subsequent to the First Lot Sale, these Covenants, Conditions and Restrictions may be amended with the consent of sixty percent (60%) of the then Owners (including 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; provided, however, that any amendment after the First Lot Sale which materially changes the use to be made of any portion of the Common Areas shall require the approval of ninety percent (90%) of the then Owners (including Declarant) of lots (with one vote to be cast for each lot so owned). Any and all amendments shall be recorded in the Office of the County Clerk of Tarrant County, Texas.

3. Enforcement of these Covenants, Conditions and Restrictions may be by any proceeding at law or in equity against any person and persons violating or attempting to violate them, whether the relief sought is an injunction or recovery or damages, or both, or enforcement of any lien created by these Covenants, Conditions and Restrictions; but failure by the Association or any Owner to enforce any covenants, conditions and restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter. With respect to any litigation hereunder, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs from the non-prevailing party.

4. Violation of or failure to comply with these Covenants, Conditions and Restrictions shall not affect the validity of any mortgage, bona fide lien or other similar security instrument which may then be existing on any lot. Invalidation of any one or more of these Covenants, Conditions and Restrictions, or any portions thereof, by a judgment or court order shall not affect any of the other provisions or covenants herein contained, which shall remain in full force and effect.

5. The headings contained in this Declaration are for reference purposes only and shall not in any way affect the meaning or interpretation of this Declaration. Words of any gender used herein shall be held and construed to include any other gender, and words in the singular shall be held to include the plural and vice versa, unless the context requires otherwise.

6. Any notice required to be given to any member or Owner under the provisions of this Declaration shall be deemed to have been properly delivered when deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, addressed to the last know address of the person who appears as a member or Owner on the records of the Association at the time of such mailing.

7. The holder(s) of a mortgage may be furnished with written notification from the Association of any default by the respective mortgagor/member/Owner in the performance of such mortgagor's/member's/Owners obligation(s) as established by this Declaration, provided that the Association has been theretofore furnished, in writing, with the correct name and address of such mortgage holder(s) and a request to receive such notification.

8. Matters of dispute or disagreement between Owners with respect to interpretation or application of the provisions of the Declaration or the Association Bylaws, shall be determined by the Board of Directors, whose determination (absent arbitrary and capricious conduct or gross negligence) shall be final and binding upon all Owners.

9. This Declaration sets forth the entire agreement of Declarant with respect to development of Hicks Airfield. Except as set forth herein, no individual or entity nay rely on any promises made, or assurances given, with respect thereto.

10. In the event any provision of this Declaration is for any reason held *to* be invalid or unenforceable, the validity of the other provisions of this Declaration will be unaffected thereby, and this Declaration shall be interpreted and enforced as if the invalid or unenforceable provisions had not been contained herein.

11. The law of the State of Taxis shall govern the validity of this Declaration, the construction of its terms and the interpretation of the rights and duties of the parties subject hereto. Venue for any proceedings involving this Declaration shall lie in Tarrant County, Texas.

IN WITNESS WHEREOF, Hicks Airfield, Inc., being Declarant herein, has caused this instrument to be executed this 3rd day of December 1985.

HICKS AIRFIELD, INC.,

a Texas Corporation

By: _____/s/_____

Sam. G. McCall, Jr., President

EXHIBIT "C"**DEED RESTRICTIONS FOR HANGARS**

1. The Property is conveyed subject to, and is entitled to the benefit of, that certain Declaration, of Covenants, Conditions and Restrictions for Hick Airfield, Tarrant County, Texas, recorded in Volume___ Page___, of the Deed Records of Tarrant County, Texas (the "Declaration"). Terms defined therein (other than the term "Property") are used herein as therein defined. Grantee, its successors and assigns, shall comply fully with each and every term and provision of the Declaration, the Bylaws, the Rules and Regulations from time to time adopted by the Association, and each and every of the covenants, conditions and restrictions set forth herein. Grantee specifically acknowledges that it has been provided a copy of the Declaration, Bylaws and Rules and Regulations in effect on the date hereof and is familiar with each and every term and provision thereof.

Grantee has acquired by virtue of acquisition of the Property, and for so long as Grantee is the Owner of the Property, a license to use the runway, which is part of Hicks Airfield, on the terms, and conditions set forth in the Declaration, and upon payment of the license fee provided for in the Declaration. Grantee specifically acknowledges that it may not, and covenants and agrees that it will not; permit any individual or entity to use the runway except as permitted in the Declaration.

2. In accordance with the Declaration, the Property shall be used as the site for an aircraft hangar, and may additionally be used for such other lawful purposes as are nor hereby prohibited. No improvements shall be constructed on the Property until the plans and specifications have been submitted to and approved in writing by the Architectural Control committee as set forth in the Declaration. Similarly, all alterations, additions and improvements shall require the prior written approval of the Architectural Control committee. Without limiting the Architectural Control Committees right of approval, it is specifically agreed that no structure will be constructed which exceeds such height as shall be the maximum height permitted by applicable law or such lesser height as the Association deems advisable in order to assure the safe use of the runway at Hicks Airfield. All costs of construction shall be the responsibility of Grantee, its successors and assigns, and Grantee hereby agrees to and does, indemnify and hold harmless Grantor, its successors and assigns and the Association, from any claim for labor or materials provided with respect to the Property.

If a hangar has been constructed on the Property as one of four hangars sharing a common septic system, in no event may the five (5) foot strip between (a) the two hangars opening toward the taxiway/roadway and (b) the two hangars to the rear of those hangars, be obstructed in any manner. Similarly, the Owners of such four hangars shall themselves designate one of such Owners to repair and maintain such septic system, and the Owners of the other three (3) such hangars shall each reimburse the Owner so designated for one-fourth (1/4) of the cost of such repairs and maintenance. Such Owners shall notify the Association of which Owner has been so designated, and if the Owners fail to do so, the Association may designate one of such Owners to repair and maintain the septic system. If the Owner so designated fails to repair and maintain the septic system, or if any of the other Owners fails to reimburse the designated Owner his portion of the cost of repair and maintenance, the Owner so failing to do so shall be a "Defaulting Owner." The Association shall have the right, and obligation, after written notice to the Defaulting Owner, to terminate the license of the Defaulting Owner to use the runway and the right of access of the Defaulting Owner to his hangar and to padlock the hangar of the Defaulting Owner until the failure is remedied. The Association shall also have the right to perform the obligations of the Defaulting Owner, and the cost and expense to the Association of doing so, with interest at the *maxim rate* permitted by applicable law, shall be reimbursed the Association by the Defaulting Owner.

3. Neither Grantor, its successors and assigns, nor the Association, shall have any obligation to (a) provide utilities to the Property, provided, however, that facilities for sewage disposal through lateral lines

to a septic tank have been installed to service the Property (but the maintenance of same shall be the responsibility of Grantee, its successors and assigns), (b) maintain the improvements constructed on the Property which shall be the responsibility of Grantee, its successors and assigns, or (c) to provide insurance against loss by fire or other casualty or against liability arising out of any activity conducted on the Property. Grantee its successors and assigns, shall (a) obtain the service of utilities to the Property, if desired, (b) maintain and keep in first class condition and appearance the Property and all improvements constructed thereon, and (c) obtain such insurance as Grantee, its successors and assigns, my from time to time deem appropriate. Sewage disposal shall he solely through the facilities which have been made available to the Property and outside toilets or privies or other types of pit toilets are expressly prohibited. The Association shall have the right, at its option, to encroach upon the boundary lines of the Property for the purpose of laying and maintaining water, sewage and other utility lines as it may from time to time deem necessary or expedient, it being understood that the Association shall have no obligation to provide any such facilities.

4. Grantee, its successors and assigns, shall at all times cause the Property to be used and maintained in accordance with the requirements of all applicable laws, rules and regulations of any governmental authority, now existing or hereafter enacted, (“Applicable Laws”) and shall use the common Areas only in accordance with Applicable Laws.

5. The following uses are prohibited:

~~(a) No structure of any kind shall be constructed closer than ten (10) feet to the North or ten (10) feet to the South Property line, or within twenty (20) on any hangar constructed on continuous property, in order to preserve the ingress and egress easement reserved in the Declaration with respect to space between hangars. Similarly, this space shall remain unobstructed at all times, and no aircraft, motor vehicles or other thing may be parked, placed or stored in this area. The Architectural Control Committee or Declarant may modify this paragraph at any time by execution of a written amendment and filing same in the Deed Records of Tarrant County, Texas.¹~~

Paragraph deleted by Amendment 1. All subsequent paragraphs renumbered.

~~(b)~~(a) Airplanes and automobile, in each case which are functioning and in good order and repair, may be parked to the West of the hangar constructed on the Property provided same are not parked closer than 35 feet to the center line of the¹ taxiway/roadway to be located to the West of the hangar, which thirty-five (35’) strip must remain unobstructed at all times. Any other vehicles, supplies, tools, parts or other material shall be stored within the hangar if left overnight, except as the Association may otherwise provide.

(c) No antennae, lightning rod or other structure may be constructed or erected on the property, which extends higher than the highest point of any building on the Property.

(d) The storing or selling of fuel is strictly prohibited unless approved in writing by the Association. At no time shall fuel, oil, paint, or other highly flammable products be stored at the Property.

(e) The drilling of wells, water, oil and gas, is prohibited.

(f) All repairs, assembly or disassembly must be performed within the hangar.

¹

¹ 1st Amendment, 31 Aug 87

(g) No noxious, offensive or illegal activities shall be carried on within the Property nor shall anything be done therein which may reasonably be or become an annoyance or nuisance to other property owners.

(h) No contraband shall be brought to or stored at the Property.

(i) The Property shall not be used as a dumping ground. Trash, garbage and other waste shall be kept in a sanitary container and all such containers and other equipment shall be kept in a clean and sanitary condition.

(j) All brush, trash and other fires (except as necessary to repair aircraft) are expressly prohibited.

(k) Except as permitted by the Association, no signs shall be constructed on the Property. Commercial enterprises may, however, construct a sign indicating the name of the business. Neatly painted "For Sale" signs shall also be permitted.

(l) No animals, livestock or poultry of any kind shall be raised, bred or kept on the Property, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes.

6. None of the easement areas reserved in the Declaration shall be obstructed in any manner. As provided above, and without limitation, no aircraft, automobile, or other vehicle may park or stand within 35 feet of the taxiway/roadway. At no time shall airplanes, automobiles, or other vehicles be left unattended on the taxiway/roadway, on the runway, on the grass strip between the taxiway/roadway and the runway, or in the safety zone.

7. Without limiting any of the other provisions set forth herein, Grantee, its successors and assigns, specifically covenant and agree to pay the license fee for the use of the runway and the regular assessments, special group assessments and special individual assessments provided for in the Declaration. In the event that Grantee, its successors and assigns, shall fail to do so, the Association shall have such rights and remedies as are provided in the Declaration.

8. These covenants and restrictions are to run with the land and shall be binding upon Grantee, its successors and assigns and all persons claiming under them, unless and until the Declaration is abolished as therein provided.

EXHIBIT "(D)"

Deed Restrictions for T Hangars

1. The Property is conveyed subject to, and is entitled to the benefit of, that certain Declaration, of Covenants, Conditions and Restrictions for Hick Airfield, Tarrant County, Texas, recorded in Volume _____ Page _____, of the Deed Records of Tarrant County, Texas (the "Declaration"). Terms defined therein (other than the term "Property") are used herein as therein defined. Grantee, its successors and assigns, shall comply fully with each and every term and provision of the Declaration, the Bylaws, the Rules and Regulations from time to time adopted by the Association, and each and every of the covenants, conditions and restrictions set forth herein. Grantee specifically acknowledges that it has been provided a copy of the Declaration, Bylaws and Rules and Regulations in effect on the date hereof and is familiar with each and every term and provision thereof.

Grantee has acquired by virtue of acquisition of the Property, and for so long as Grantee is the Owner of the Property, a license to use the runway, which is part of Hicks Airfield, on the terms, and conditions set forth in the Declaration, and upon payment of the license fee provided for in the Declaration. Grantee

specifically acknowledges that it may not, and covenants and agrees that it will not; permit any individual or entity to use the runway except as permitted in the Declaration.

2. In accordance with the Declaration, the Property shall be used as the site for an aircraft hangar, and my additionally be used for such other lawful purposes as are not hereby prohibited. The Property described on Exhibit "A" to this Deed is hereby conveyed to Grantee is a "T Hangar", being a part of a "Common Hangar" (herein so called) which has been constructed by Grantor on the real property specifically described by metes and bounds on Exhibit "B". The Common Hangar will be maintained by Grantee, its successors and assigns, and the other owners of I Hangars located within the Common Hangar. Specifically, Grantee, its successors and assigns, and the other owners of T Hangers within the Common Hangar shall themselves arrange for and provide: (a) maintenance of the foundation, exterior walls, roof, interior supports, commonwalls and all other repairs necessary to the common Hangar from time to time, and (b) shall maintain such insurance against loss by fire and other casualty and against liability for occurrences in and about the Common Hangar, as they my desire. The Common Hangar shall be maintained at all times in good condition and repair and Grantor, its successors and assigns, shall have no responsibility with respect thereto. All alteration, additions and improvements shall require the prior written approval of the Architectural Control Committee. Without limiting the Architectural Control Committee's right o approval, it is specifically agreed that no structure will be constructed which exceed such height as shall be the maxim height permitted by applicable law or such lesser height as the Association deems advisable in order to assure the safe use of the runway at Hicks Airfield. All costs of construction shall be the responsibility of Grantee, its successors and assigns, and the other owners of T Hangars within the Common Hanger, and Grantee hereby agrees to and does, indemnify and hold harmless Grantor, its successors and assigns and the Association, from any claim for labor or materials provided with respect to the Property and/or the Common Hangar.

3. Neither Grantor, its successors and assigns, nor the Association, shall have any obligation to provide utilities to the Property. In order that each owner of a T Hangar within the Common Hangar shall have the service of electricity, however, each owner of a T Hangar within the Common Hangar shall have an easement to maintain, and use, with reasonable access thereto, a conduit beneath or above the Common Hangar (generally where such conduits are presently located) to bring wiring from the electrical box located outside the Common Hangar to such T Hangar. Grantee, its successors ad assigns, shall obtain the service of utilities to the Property, if desired. Outside toilets or privities or other types of pit toilet, are, however, expressly prohibited. The Association shall have the right, at its option, to encroach upon the boundary lines of the Property for the purpose of laying and maintaining water, sewage and other utility lines as it may from time to time deem necessary or expedient, it being understood that the Association shall have no obligation to provide any such facilities.

4. Grantee, its successors and assigns, shall at all tines cause the Property to be used and maintained in accordance with the requirements of all applicable laws, rules end regulations of any governmental authority ("Applicable laws") and shall use the Common Areas only in accordance with Applicable laws.

5. The following uses are prohibited;

(a) No vehicles, parts, tool. supplies, or other material shall be stored outside the T Hangar, and the area between the Property and taxiway/roadway adjacent to the Property shall remain unobstructed at all times.

(b) No antennae, lightning rod or other structure may be constructed or erected on the Property which extends higher than one (1) foot over the highest point of any building on the Property.

(c) The storing or selling of fuel is strictly prohibited unless approved in writing by the Association. At no time shall fuel, oil, paint, or other highly flammable products be stored at the Property.

(d) The drilling of wells, water, oil or gas, is prohibited.

(e) All repairs, assembly or disassembly must be performed within the T Hangar.

(f) No noxious, offensive or illegal activities shall be carried on within the Property nor shall anything be done therein which may reasonably be or become an annoyance or nuisance to other property owners.

(g) No contraband shall be brought to or stored at the Property.

(h) Trash, garbage and other waste shall be kept in a sanitary container and all such containers and other equipment shall be kept in clean and sanitary condition.

(i) All brush, trash and other fires (except as necessary to repair aircraft) are expressly Prohibited.

(j) Except as permitted by the Association, no signs shall be constructed on the Property. Commercial enterprises may, however, construct a sign indicating the name of the business. Neatly painted "For Sale" signs shall also be permitted.

(k) *The* Property shall not be used as an overnight residence.

(l) No animals, livestock or poultry of any kind shall be raised, bred or kept on the Property, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes.

6. None of the easement areas reserved in the Declaration shall be obstructed in any manner. No aircraft, automobile, or other vehicle may park or stand in the portion on the Property adjacent to the taxiway/roadway. At no time shall airplanes, automobiles, or other vehicles be left unattended on the taxiway/roadway, on the runway, on the grass strip between the taxiway/roadway and the runway, or in the safety zone.

7. Without limiting any of the other provisions set forth herein, Grantee, its successors and assigns, specifically covenant and agree to pay the license fee for the use of the runway and the regular assessments, special group assessments, and special individual assessments provided for in the Declaration. In the event that Grantee, its successors and assigns, shall fail to do so, the Association shall have such rights and remedies as are provided in the Declaration.

8. These covenants and restrictions are to run with the land and shall be binding upon Grantee, its successors and assigns and all person claiming under them, unless and until the Declaration is abolished as therein provided.

**ARTICLES OF INCORPORATION
OF
HICKS AIRFIELD PILOTS ASSOCIATION**

We, the undersigned, person of the age of twenty-one (21) years or more, at least two (2) of whom are citizen of the State of Texas, acting as incorporators of a corporation (hereinafter called the "Corporation") under the Texas Non-Profit Corporation Act, do hereby adopt the following articles of incorporation for the Corporation:

ARTICLE I.

The name of the Corporation is HICKS AIRFIELD PILOTS ASSOCIATION.

ARTICLE II.

The Corporation is a non-profit corporation.

ARTICLE III.

The period of its duration is perpetual.

ARTICLE IV.

The purposes for which the Corporation is organized are:

- (a) Generally, to operate, manage and maintain Hicks Field, a private airfield, to be located upon approximately the 50 acres of land in Tarrant County, Texas described on Exhibit "A" annexed hereto and made a part hereof, in accordance with that certain Declaration of Covenants, Condition and Restrictions to be filed of record in the Deed Records of Tarrant County, Texas and the Bylaws of the Corporation.
- (b) Specifically and primarily, to enter into and perform any contract and to exercise all powers, which may be necessary or convenient to accomplish the purposes, set forth above.
- (c) Notwithstanding any of the above statements, of purpose, and powers, the Corporation shall not except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purpose of the Corporation. The Corporation is organized and is to be operated pursuant to the Texas Non-Profit Corporation Act, as amended, and does not contemplate pecuniary gain or profit to the members thereof.

ARTICLE V.

The street address of the initial registered office of the Corporation is 1330 Summit, Fort Worth, Texas 76102, and the name of the initial registered agent at such address is Larry G. Wood.

ARTICLE VI.

The number of directors of the Corporation shall be fixed by the By-Laws of the Corporation, but shall not be less than three (3). The number of directors constituting the initial board of directors is:

<u>Name</u>	<u>Address</u>
Don L. Davis	1845 Precinct Line Rd. #101 Hurst, Texas 76054
Sam C. McCall, Jr.	1330 Summit Fort Worth, Texas 76102
Bob R. Franks	1845 Precinct Line Rd. #103 Fort Worth, Texas 76054

ARTICLE VII.

The name and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
-------------	----------------

Don L. Davis

1845 Precinct Line Rd., #101
Hurst, Texas 76054

Sam G. McCall, Jr.

1330 Summit
Fort Worth, Texas 76102

Bob R. Franks

1845 Precinct Line Rd. #103
Fort Worth, Texas 76054