

Exhibit "A"

Retta Oaks Ranch Builder Code of Conduct

The following standards and guidelines shall apply to any and all construction, improvement, alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping, or any other change to the grounds of a single-family home site (lot) within the Retta Oaks Ranch community.

A. Start of Construction. No lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval from the ACC has been granted.

B. Construction Hours. -Notice- Construction hours will be from 7:00am - 7:00pm Monday through Saturday. Work will NOT be permitted on Sundays or federal holidays. If work is necessary outside of these hours, it may be approved on a case-by-case basis.

C. Site Clean-Up. All construction sites must be maintained in a neat and orderly fashion. Trash from construction work will be contained in a trash dumpster or a suitable method that will assure constant containment and stockpiling of the trash until removal from the site. The Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed by the Retta Oaks Ranch Homeowners Association ("HOA") and billed to the responsible contractor or sub-contractor. Contractors will use only the utilities provided on the immediate site on which they are working.

D. Clearing of Site. All vegetation on the site shall be preserved when/where possible. Plants, grasses, and trees directly within the planned structure, roof overhangs, or driveway shall be removed only after prior approval of the ACC. Any plants, grasses, or trees uprooted or cut down on the job site shall be removed from the job site and from the Retta Oaks Ranch community as soon as possible but no later than five working days after removal.

E. Builder's Signage. During construction, one standard sign approved by the HOA shall be allowed within the front setback of the lot to help sub-contractors and others locate the particular lot within the development. This sign must be removed upon occupancy.

F. Construction Damage. Any damage to streets and curbs, drainage outlets, street signs, mailboxes, fences, etc., may, at the HOA's election, be repaired by the HOA and billed to the responsible Builder.

G. Construction Spillages. Operators of vehicles are requested to see that they do not spill any material while within the Retta Oaks Ranch community. If spillage of a load occurs, operators are responsible for cleaning up. Clean-ups done by the HOA will be billed to the responsible party. Please report any spills as soon as possible.

H. Telephone/Fiber Optic Lines. If any telephone, fiber optic, electrical, water, etc. lines are cut, it is the contractor's responsibility to report the accident to the HOA and maintenance committee within 30 minutes. It shall be the responsibility of the contractor responsible to arrange and pay for all costs associated with the repair.

I. Construction Site Appearance. All personnel working in the Retta Oaks Ranch community are to keep all areas in which they work free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks.

J. Loud Noises Levels. Loud radios or noise will not be allowed within the Retta Oaks Ranch community. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction. This will be considered a nuisance and applicable fees may apply to the lot owner.

K. Personnel. No unauthorized personnel will be permitted on the property unless they are contracted workers. No alcoholic beverages are permitted on the property. Contractor personnel will not be permitted to bring pets on the property.

L. Entry Gates. Entry gates are property of the HOA. Any tampering with or disabling of gates will be considered vandalism and will be reported to Tarrant County Law Enforcement. Any charges resulting from damages will be assessed to the offending party.

M. Speed limits. Speed limits within the community are set at 25mph. Any speeding within the Retta Oaks Ranch community or driving considered reckless will be reported to Tarrant County Law Enforcement. Contractors violating this policy will be asked to cease all activities and will no longer be considered approved vendors.

N. Street Parking. Vehicles may not be double parked across the street from each other in such a way that there is no access for residents or emergency vehicles access.

O. Use of other tracts. No tract, other than that listed in ACC application, shall be used for staging, cleaning, thoroughfare, or storage of construction materials. It will be the responsibility of the Builder to repair any damage occurring to any tracts not listed in ACC application. This includes loss of soil, cleaning of construction equipment, dumping of materials damage to vegetation, and construction trash.