

M766064

ANNEXATION TO DECLARATION

08/09/90 00606678 M766064 \$ 5.00

STATE OF TEXAS)
COUNTY OF HARRIS)

KNOW ALL MEN BY THESE PRESENTS: THAT

WHEREAS, FRIENDSWOOD DEVELOPMENT COMPANY ("Friendswood") as Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Copperfield Westcreek Village, Section One (the "Declaration") dated April 26, 1990, applicable to Copperfield Westcreek Village, Section One, a subdivision in Harris County, Texas, which Declaration is filed for record under County Clerk's File No. M609197 and recorded under Film Code No. 175-63-2362, in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, under the terms of the Declaration, Friendswood reserved the right from time to time to add or annex additional land into the Westcreek Village Community Association, Inc. (the "Association"), as defined in the Declaration;

WHEREAS, Friendswood reserved the right to modify and change the conditions of Article VI of the Declaration for any additional land made subject to the Declaration; and

WHEREAS, Friendswood now desires to add and annex certain additional land and thereby subject such land to the Declaration and to modify and change certain restrictions of use recited in Article VI of the Declaration for such additional land.

NOW, THEREFORE, pursuant to the powers reserved in the Declaration, Friendswood does hereby declare that:

1. The following described land ("Said Land") is hereby added and annexed into the Association and is thereby subjected to the Declaration, to wit:

Copperfield Westcreek Village, Section Two, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 346, Page 78 of the Map Records of Harris County, Texas.

2. Within Said Land, the minimum square footage of the main structure (as measured on the exterior) for a residence on any Lot, exclusive of garage and patio areas, is:

1 Story: 800 square feet
2 Story: 1,200 square feet

Except as specifically set forth herein, the Declaration is not modified or amended in any way and shall remain in full force and effect in accordance with its terms with regard to Said Land and all other land subject to the Declaration.

Annexation to Declaration

-2-

Pursuant to Article VII, Section 10 of the Declaration, the U.S. Department of Housing and Urban Development joins in the execution of this instrument to indicate the approval of the Federal Housing Administration and the Veterans Administration to the Annexation.

EXECUTED on the dates of the acknowledgments shown below, but effective June 15, 1990, which shall be the date of this instrument for all purposes.

FRIENDSWOOD DEVELOPMENT COMPANY

By: James D. Shanks
Vice President

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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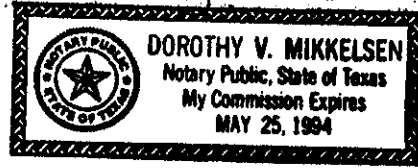
By: James M. Wilson
James M. Wilson
Manager

STATE OF TEXAS
COUNTY OF HARRIS



This instrument was acknowledged before me on June 28, 1990 by James D. Shanks, Vice President of FRIENDSWOOD DEVELOPMENT COMPANY, an Arizona corporation, on behalf of said corporation.

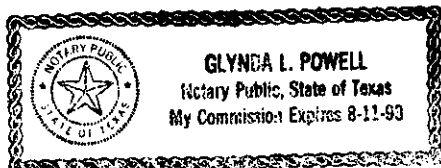
Dorothy V. Mikkelsen



STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on June 26, 1990 by James M. Wilson, Houston Office Manager of U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, on behalf of the U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

0003:bam



Glynda L. Powell

RETURN TO:
Friendswood Development Company
Terri A. Gressett Suite 840
P. O. Box 2567
Houston, Texas 77252-2567

Amend

M880192

191-77-0782

10/26/90 00203558 M880192 \$ 5.00

ANNEXATION TO DECLARATION

STATE OF TEXAS)
) **KNOW ALL MEN BY THESE PRESENTS: THAT**
COUNTY OF HARRIS)

WHEREAS, FRIENDSWOOD DEVELOPMENT COMPANY ("Friendswood") as Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Copperfield Westcreek Village, Section One (the "Declaration") dated April 26, 1990, applicable to Copperfield Westcreek Village, Section One, a subdivision in Harris County, Texas, which Declaration is filed for record under County Clerk's File No. M609197 and recorded under Film Code No. 175-63-2362, in the Official Public Records of Real Property of Harris County, Texas; and

W

WHEREAS, said Declaration has been amended by instrument recorded under Clerk's File No. M804920, Film Code File No. 187-63-2249 in the Real Property Records of Harris County, Texas; and

WHEREAS, under the terms of the Declaration, Declarant reserved the right from time to time to annex additional land into the Westcreek Village Community Association, Inc. (the "Association"), as defined in the Declaration, provided that the Fand VA have determined that the annexation is in accord with the general plan previously approved by them; and

6

WHEREAS, Declarant now desires to annex certain additional land and thereby subject such land to the Declaration.

NOW, THEREFORE, pursuant to the powers reserved in the Declaration, Declarant does hereby declare that the following described land ("Said Land") is hereby added and annexed into the Association and is thereby subjected to the Declaration, to wit:

2

Copperfield Westcreek Village, Section Three, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 347007 of the Map Records of Harris County, Texas.

D

Except as specifically set forth herein, the Declaration is not modified or amended in any way and shall remain in full force and effect in accordance with its terms with regard to Said Land and all other land subject to the Declaration.

Pursuant to Article VII, Section 10 of the Declaration, the U.S. Department of Housing and Urban Development joins in the execution of this instrument to indicate the approval of the Federal Housing Administration and the Veterans Administration to the Annexation.

Amended

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR COPPERFIELD WESTCREEK VILLAGE, SECTION ONE
A SUBDIVISION IN HARRIS COUNTY, TEXAS

09/05/90 00167087 MS04920 \$ 5.00

WHEREAS, a Declaration of Covenants, Conditions, and Restrictions (the "Declaration") for Copperfield Westcreek Village Section One, a subdivision in Harris County, Texas was made on April 26, 1990 by FRIENDSWOOD DEVELOPMENT COMPANY, an Arizona corporation, together with those other persons whose names are subscribed to the Declaration. The Declaration is filed under Clerk's File No. M609197 in the Real Property Records of Harris County, Texas, and

See

5

WHEREAS, Article VII, Section 3 of the Declaration provides that the Declaration may be amended during the first twenty-five year period by an instrument signed by a sufficient number of Owners representing not less than 2/3 of the votes in the Association, and

WHEREAS, the undersigned is the owner of real property subject to the Declaration representing more than 2/3 of all the votes necessary to amend Declaration, and desires to amend the Declaration to (a) define "Equivalent Unit", a term that was left undefined in the Declaration and (b) provide for an increase in the maximum annual assessment;

NOW, THEREFORE, the Declaration is amended as follows:

Article I is amended by adding Section 11 to define Equivalent Unit, as follows:

11. Equivalent Unit: the unit of property, whether Lot or Commercial Unit, subject to assessment pursuant to the terms of this Declaration, by which votes in the Association are assigned and assessments are levied.

Article V, Section 3, Paragraph 1 is amended to read as follows:

3. Payment and Rate of Annual Assessment: Assessments shall commence on the date of this Declaration, shall be prorated for the first year, and are due and payable in advance. Until January 1, 1991, the maximum annual assessment shall be Two Hundred Ninety and No/100 Dollars (\$290.00) per Equivalent Unit.

The Declaration shall remain in full force and effect in accordance with its terms, except as specifically amended by this First Amendment to Declaration, and the covenants, conditions, restrictions, and terms of the Declaration, as modified by this instrument shall be covenants running with the land.

191-77-0783

Annexation to Declaration

-2-

Pursuant to Article VII, Section 10 of the Declaration, the U.S. Department of Housing and Urban Development joins in the execution of this instrument to indicate the approval of the Federal Housing Administration and the Veterans Administration to the Annexation.

EXECUTED on the dates of the acknowledgments shown below, but effective September 24, 1990, which shall be the date of this instrument for all purposes.

FRIENDSWOOD DEVELOPMENT COMPANY

By: James D. Shanks
James D. Shanks
Vice President

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By: William Robertson, Jr.
William Robertson, Jr.
Deputy Manager

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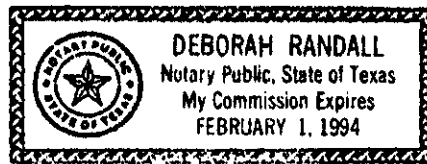
STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on 9-18-90, 1990 by James D. Shanks, Vice President of FRIENDSWOOD DEVELOPMENT COMPANY, an Arizona corporation, on behalf of said corporation.

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

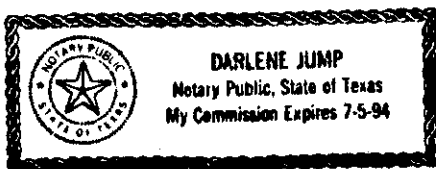
Deborah Randall



STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on September 12, 1990 by William Robertson, Jr., Houston Office Deputy Manager of U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, on behalf of the U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.



Darlene Jump

RETURN TO:
Friendswood Development Company
Terri A. Gressett Suite 840
P. O. Box 2567
Houston, Texas 77252-2567

187-63-2250

The U.S. Department of Housing and Urban Development, pursuant to Article VII, Section 10 of the Declaration, joins in the execution of this FIRST AMENDMENT TO DECLARATION to indicate the approval of the Federal Housing Administration and the Veterans Administration.

Dated August 23, 1990.

FRIENDSWOOD DEVELOPMENT COMPANY,
Declarant

By James D. Shanks
Vice President

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now by

U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

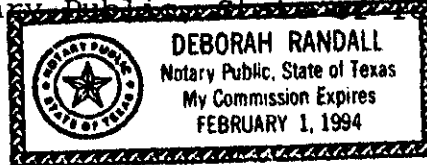
By James M. Wilson
Manager

STATE OF TEXAS §
COUNTY OF HARRIS §

286 2,880

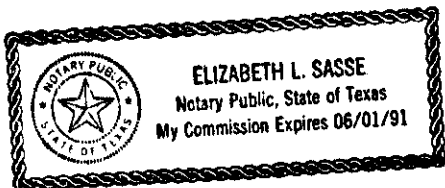
This instrument was acknowledged before me on August 23, 1990 by James D. Shanks, Vice President of FRIENDSWOOD DEVELOPMENT COMPANY, an Arizona corporation, on behalf of said corporation.

Deborah Randall
Notary Public, State of Texas



STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on AUG 20 1990 by James M. Wilson, Manager of the U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, on its behalf.



Elizabeth L. Sasse
Notary Public, State of Texas

W-755

RETURN TO:
Friendswood Development Company
Terri A. Gressett Suite 840
P. O. Box 2567
Houston, Texas 77252-2567

N104420

032-07-0825

04/23/91 00819715 N104420 \$ 7.00

ANNEX

ANNEXATION TO DECLARATION

STATE OF TEXAS)
COUNTY OF HARRIS) KNOW ALL MEN BY THESE PRESENTS: THAT

WHEREAS, FRIENDSWOOD DEVELOPMENT COMPANY ("Friendswood") as Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Copperfield Westcreek Village, Section One (the "Declaration") dated April 26, 1990, applicable to Copperfield Westcreek Village, Section One, a subdivision in Harris County, Texas, which Declaration is filed for record under County Clerk's File No. M609197 and recorded under Film Code No. 175-63-2362, in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, said Declaration has been amended by instrument recorded under Clerk's File No. M804920, Film Code File No. 187-63-2249 in the Real Property Records of Harris County, Texas; and

WHEREAS, under the terms of the Declaration, Declarant reserved the right from time to time to annex additional land into the Westcreek Village Community Association, Inc. (the "Association"), as defined in the Declaration, provided that the FHA and VA have determined that the annexation is in accord with the general plan previously approved by them; and

WHEREAS, Declarant now desires to annex certain additional land and thereby subject such land to the Declaration.

NOW, THEREFORE, pursuant to the powers reserved in the Declaration, Declarant does hereby declare that the following described land ("Said Land") is hereby added and annexed into the Association and is thereby subjected to the Declaration, to wit:

Copperfield Westcreek Village, Section Six, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 349015 of the Map Records of Harris County, Texas.

Handwritten signature or initials.

Except as specifically set forth herein, the Declaration is not modified or amended in any way and shall remain in full force and effect in accordance with its terms with regard to Said Land and all other land subject to the Declaration.

Pursuant to Article VII, Section 10 of the Declaration, the U.S. Department of Housing and Urban Development joins in the execution of this instrument to indicate the approval of the Federal Housing Administration and the Veterans Administration to the Annexation.

EXECUTED on the dates of the acknowledgments shown below, but effective December 1, 1990, which shall be the date of this instrument for all purposes.

FRIENDSWOOD DEVELOPMENT COMPANY

By: James D. Shanks
James D. Shanks
Vice President

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

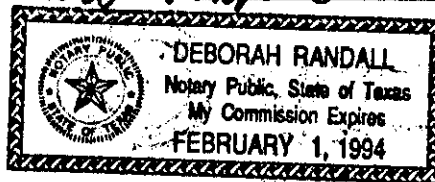
By: William Robertson, Jr.
William Robertson, Jr.
Acting Manager

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on 4-10, 1991 by James D. Shanks, Vice President of FRIENDSWOOD DEVELOPMENT COMPANY, an Arizona corporation, on behalf of said corporation.

Deborah Randall

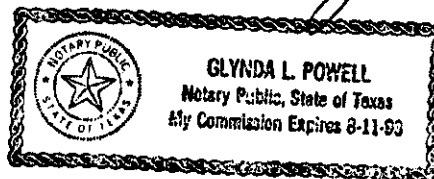


STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on 4-3-, 1991 William Robertson, Jr. Houston Office Acting Manager of U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, on behalf of the U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Glynda L. Powell



0003:bam

RETURN TO:
Friendswood Development Company
Terri A. Gressett Suite 840
P. O. Box 2567
Houston, Texas 77252-2567