



ADDITIONAL DEDICATORY INSTRUMENTS
for
PALM CREST PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared **Mitchell Katine**, who, being by me first duly sworn, states on oath the following:

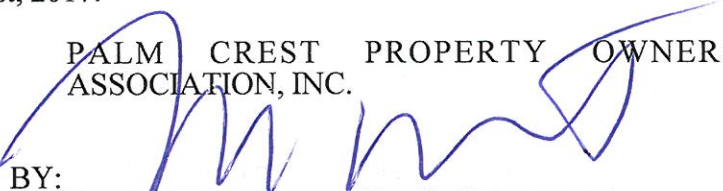
"My name is **Mitchell Katine**, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the attorney for Palm Crest Property Owners Association, Inc. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

Palm Crest Subdivision Transfer of Control from Developer to Association

DATED this 14 day of August, 2017.

PALM CREST PROPERTY OWNERS ASSOCIATION, INC.

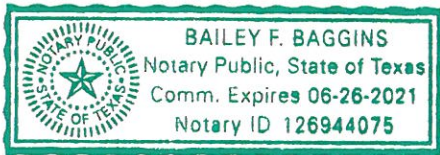
BY: 

Mitchell Katine, Attorney

THE STATE OF TEXAS §

COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 14th day of August, 2017, by **Mitchell Katine**, attorney for Palm Crest Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording return to:

Katine & Nechman L.L.P.
Attorneys and Counselors at Law
1834 Southmore Boulevard
Houston, Texas 77004

PALM CREST SUBDIVISION
TRANSFER OF CONTROL
FROM DEVELOPER TO ASSOCIATION

WHEREAS, PALM CREST, LTD., a Texas limited partnership (“Original Developer”), is the developer of the PALM CREST SUBDIVISION (the “Subdivision”); and

WHEREAS, the Original Developer executed and recorded deed restrictions known as the “Declaration of Covenants, Conditions and Restrictions, Palm Crest” (the “Declaration”) under Brazoria County Clerk’s File No. 01 039705; and

WHEREAS, the Original Developer created a property owners association to govern the Palm Crest Subdivision known as the “Palm Crest Property Owners Association, Inc.”, a Texas non-profit corporation (the “Association”); and

WHEREAS, the Declaration authorizes the Developer to transfer control of the Subdivision to the Association by executing and filing an instrument indicating such transfer.

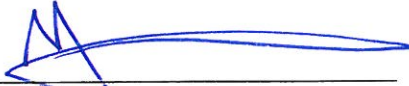
WHEREAS, On June 28, 2011, the Original Developer Assigned all of its exemptions, rights, duties and powers under the Governing Documents of Palm Crest Subdivision to MUTTCO FARMS, LLC (“MUTTCO FARMS”) pursuant to a Warranty Deed recorded under Brazoria County Clerk’s File Number 2011027746 in the Official Public Records of Brazoria County, Texas (the “Assignment”); and

NOW, THEREFORE, in accordance with the authority set forth in the Declaration and the Assignment, MUTTCO FARMS hereby transfers all control of the PALM CREST SUBDIVISION under the Declaration and Governing Documents to the Association, except for items listed below.

Notwithstanding any provision to the contrary herein contained, MUTTCO FARMS does not assign to the Association, and MUTTCO FARMS expressly retains and reserves for itself and its successors and assigns, the following rights, powers, privileges, immunities and prerogatives, to-wit: the exemption or immunity, pursuant to Section 6.07 of the Declaration, from payment of the Maintenance Charge and all other charges and assessments provided for under the Declaration for properties owned by MUTTCO FARMS, subject, however, to the limitations expressed in said Section 6.07.

Executed on this the 8 day of August, 2017 but effective as of June 19, 2007.

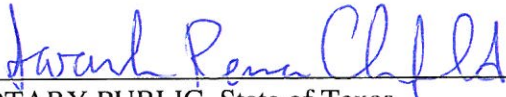
MUTTCO FARMS, LLC

By: 
Printed Name: John Harris
Title: Treasurer

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 8 day ^{August} July, 2017 by John Harris, as Treasurer of MUTTCO FARMS, LLC, a Texas limited liability company, on behalf of said limited liability company.




NOTARY PUBLIC, State of Texas

After recording return to:
Mitchell Katine
Katine & Nechman LLP
1834 Southmore Boulevard
Houston, Texas 77004
713-808-1001

FILED and RECORDED

Instrument Number: 2017041517

Filing and Recording Date: 08/17/2017 03:53:55 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina