

F352228

2F-28-77 806721 OF 352228 LST A PD 9.00

ANNEXATION OF
CERTAIN LOTS IN STERLING GREEN, PARTIAL REPLAT "B" 179-02-2582

THE STATE OF TEXAS |
COUNTY OF HARRIS |

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS by that certain instrument designated as Declaration of Covenants, Conditions and Restrictions, executed by Homecraft Corporation, a Texas Corporation of Houston, Harris County, Texas, hereinafter referred to as Homecraft, and General Homes Incorporated, a Texas Corporation of Houston, Harris County, Texas, on July 28, 1976, and recorded in the Office of Harris County Clerk, under File No. B893512, Deed Records of Harris County, Texas, those certain tracts and parcels therein described and referred to as:

Lots Fifteen (15) through Twenty (20) inclusive, Block 8, described in the plat thereof of STERLING GREEN, SECTION ONE, recorded in Volume 218, Page 110, of the Map Records of Harris County, Texas; and

All those lots described in the plat of PARTIAL REPLAT OF STERLING GREEN, SECTION ONE, recorded in Volume 231, Page 101 of the Map Records of Harris County, Texas, SAVE AND EXCEPT Lots 27, 28, 29, 30, 37, 38 and 39 of Block 7.

All those lots described in the plat of STERLING GREEN, SECTION TWO, recorded in Volume 235, Page 15, of the Map Records of Harris County, Texas; and

WHEREAS, Homecraft and General Homes Incorporated amended said restrictions by execution of that certain instrument designated as Amendment to Declaration of Covenants, Conditions and Restrictions dated November 29, 1976; and

WHEREAS, Article VI, Section 7 of said restrictions provides in pertinent part:

Future Sections. The Association shall use the proceeds of the maintenance fund for the use and benefit of all residents of STERLING GREEN subdivision, as well as all subsequent sections of STERLING GREEN subdivision; provided, however, that each future section of STERLING GREEN subdivision, to be entitled to the benefit of this maintenance fund, must be impressed with and subjected to the annual maintenance charge and assessment on a uniform, per lot basis, equivalent to the maintenance charge and assessment imposed hereby, and further made subject to the jurisdiction of the Association. Future sections of STERLING GREEN subdivision may be annexed to the Properties with the consent of two-thirds (2/3) of each class of membership. However, upon submission and approval by the Federal Housing Administration and/or the Veterans Administration of a general plan of the entire development, and approval of each stage of development, such future sections of STERLING GREEN subdivision may be

179-02-2583

annexed by the Declarant without such approval by the membership; and

WHEREAS, Homecraft Corporation is the owner of certain property within the area contiguous to the property above described as being encumbered in said Declaration of Covenants, Conditions and Restrictions, said certain property hereinafter referred to as STERLING GREEN, SECTION ONE, PHASE 3, and which is more particularly described as follows:

Lots One (1) through Twenty-six (26), both inclusive, Block Seven (7);
Lots Forty (40) and Forty-one (41), Block Seven (7);
Lots One (1) through Sixteen (16), both inclusive, Block Eight (8),
according to the plat of STERLING GREEN, SECTION ONE, PARTIAL REPLAT
"B", an addition in Harris County, Texas, recorded in Volume 244, Page
64, of the Map Records of Harris County Texas.

WHEREAS, detailed plans for the development of Section One, Phase 3, have been heretofore submitted to and approved by the Federal Housing Administration and the Veterans Administration as required by the Sterling Green restrictions; and Homecraft Corporation, as owner of STERLING GREEN, SECTION ONE, PHASE 3, desires to ANNEX SECTION ONE, PHASE 3, to the STERLING GREEN COMMUNITY IMPROVEMENT ASSOCIATION and to include and extend to SECTION ONE, PHASE 3, by such annexation all of the easements, rights, privileges, restrictions, and all other applicable forms of the Restrictions and the Amendment thereto; and

WHEREAS, Article III of the Declaration of Covenants, Conditions and Restrictions requires different Use Restrictions for lots in SECTION ONE and the PARTIAL REPLAT of SECTION ONE, than for lots in SECTION TWO.

NOW, THEREFORE, STERLING GREEN COMMUNITY IMPROVEMENT ASSOCIATION, hereby ANNEXES STERLING GREEN, SECTION ONE, PHASE 3, to the lots and sections described in the Restrictions under and pursuant to the provisions of Article VI, Section 7 of the Restrictions, and declares that all of the property comprising STERLING GREEN, SECTION ONE, PHASE 3, shall be held, sold and conveyed subject to the Restrictions and the Amendment thereto, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the real property covered thereby. The restrictions and the amendment thereto shall be binding upon all parties having or acquiring any right, title or interest in STERLING GREEN, SECTION ONE, PHASE 3, or any part thereof and shall inure to the benefit of each owner thereof. It is also agreed that the lots in STERLING GREEN, SECTION ONE, PHASE 3, shall be encumbered by those Use Restrictions imposed by Article III of the Restrictions on Section One and the Partial Replat of Section One.

DATED this 26th day of October, 1977.

179-02-2584

ATTEST:

[Signature]
Secretary

STERLING GREEN COMMUNITY IMPROVEMENT ASSOCIATION

By [Signature]
President

ATTEST:

[Signature]
Assistant Secretary

HEMOCRAFT CORPORATION

By [Signature]
Vice President

ATTEST:

[Signature]
Assistant Secretary

GIBRALTAR SAVINGS ASSOCIATION

By [Signature]
Vice President

THE STATE OF TEXAS |

COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared George Kopecky, President of Sterling Green Community Improvement Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed in the capacity therein stated, and as the act and deed of said association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of October, 1977.



[Signature]
Notary Public in and for Harris County, Texas

THE STATE OF TEXAS |

COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared Richard V. Hall Jr., Vice President of Homecraft Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of October, 1977.



[Signature]
Notary Public in and for Harris County, Texas

179-02-2585

THE STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared Charles R. Ackerman, Vice President of Gibraltar Savings Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of October, 1977.

JENNIFER HOWELL
Notary Public in and for Harris County, Texas
My Commission Expires 6/30/79

Jennifer L. Howell
Notary Public in and for Harris
County, Texas

Return to:
USLIFE TITLE COMPANY OF HOUSTON
2328 Fannin St.
Houston, Texas 77002
B.W.L.

179-02-2586

STATE OF TEXAS }
COUNTY OF HARRIS

I hereby certify that this instrument was FILED by
File Number Sequence on the date and at the time stamped
hereon by me and was duly RECORDED, in the PUBLIC
Public Records of Real Property of Harris County, Texas on

OCT 28 1977



Robert Montague
COUNTY CLERK,
HARRIS COUNTY, TEXAS

Robert Montague
COUNTY CLERK,
HARRIS COUNTY, TEXAS

OCT 28 10 47 AM 1977

FILED