

NOV-23-77 726214 -F 384160 LS B PD 9.00

Annex

F384160

ANNEXATION
OF CERTAIN LOTS IN STERLING GREEN

181-05-9594

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. 8893512, 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 B, 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 annexed by the Declarant

181-05-0595

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, PARTIAL REPLAT B, and which is more particularly described as follows:

Lots One (1) through Thirteen (13), both inclusive, Block One (1);
 Lots One (1) through Nineteen (19), both inclusive, Block Two (2);
 Lots One (1) through Eighteen (18), both inclusive, Block Three (3);
 Lots One (1) through Forty-five (45), both inclusive, Block Four (4);
 Lots One (1) through Thirty-six (36), both inclusive, Block Five (5);
 Lots One (1) through Eighteen (18), both inclusive, Block Six (6);
 According to the plat of STERLING GREEN, SECTION ONE, PARTIAL REPLAT "B", an addition in Harris County, Texas according to the map or plat thereof filed for record with the County Clerk of Harris County, Texas, on December 30, 1976, under County Clerk's File No. E999510; and

WHEREAS, Eden 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 THREE, and which is more particularly described as follows:

All those lots described in the plat of STERLING GREEN, SECTION THREE, recorded in Volume 252, Page 36, of the Map Records of Harris County, Texas; and

WHEREAS, detailed plans for the development of Section One, Partial Replat B and Section Three 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 and Eden Corporation as owners of STERLING GREEN, SECTION ONE, PARTIAL REPLAT B and SECTION THREE desire to ANNEX SECTION ONE, PARTIAL REPLAT B and SECTION THREE to the STERLING GREEN COMMUNITY IMPROVEMENT ASSOCIATION and to include and extend to SECTION ONE, PARTIAL REPLAT B and SECTION THREE 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, PARTIAL REPLAT of SECTION ONE, PARTIAL REPLAT B of SECTION ONE and SECTION THREE, than for lots in SECTION TWO.

NOW, THEREFORE, STERLING GREEN COMMUNITY IMPROVEMENT ASSOCIATION, hereby ANNEXES STERLING GREEN, SECTION ONE, PARTIAL REPLAT B and SECTION THREE, 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, PARTIAL REPLAT B and SECTION

181-05-0596

THREE 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, PARTIAL REPLAT B and SECTION THREE, 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, PARTIAL REPLAT B and SECTION THREE 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 15th day of November, 1977.

STERLING GREEN COMMUNITY IMPROVEMENT ASSOCIATION

By [Signature]
President

HEMOCRAFT CORPORATION

By [Signature]
Vice President

EDEN CORPORATION

By [Signature]

GIBRALTAR-SAVINGS ASSOCIATION

By [Signature]
Vice President

THE STATE OF TEXAS !
COUNTY OF HARRIS !

BEFORE ME, the undersigned authority, on this day personally appeared [Signature], 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.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE, this 15th day of November



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

NOTARIAL MEMORANDUM:
This instrument is not enforceable for notarial purposes until the date of recording in the public records, and the date of recording is the date of the instrument. If the instrument is not recorded, the instrument is void and unenforceable.

181-05-0597

THE STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared Richard V. Gadd, 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 15th day of November, 1977.



Carolann H. Bales
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 Dwight D. Walker, President of Eden 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 16th day of November, 1977.



Linda L. Christie
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 Charles L. 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 16th day of November, 1977.



Carolann H. Bales
Notary Public in and for Harris County, Texas

Please return to:

Richard V. Gadd, Jr.
P. O. Box 20147
Houston, Texas 77025

181-05-0598

STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number *181-05-0598* on the date and at the time stamped
below by me, and was duly RECORDED, in the Official
Public Records of Real Property of Harris County, Texas on

NOV 23 1977



Peter Montano
COUNTY CLERK,
HARRIS COUNTY, TEXAS

FILED

NOV 23 11 45 AM 1977

[Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS