

6084010

MAY-17-79 892950 - 084010 - A PD 11.00

AMENDED ANNEXATION

128-85-0638

OF CERTAIN LOTS IN STERLING GREEN

THE STATE OF TEXAS X
 COUNTY OF HARRIS X

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS this Amended Annexation of Certain Lots in Sterling Green, made on the date hereinafter set forth by Sterling Green Community Improvement Association, Homecraft Land Development, Incorporated, General Homes Consolidated Companies, Inc., d/b/a Eden Corporation and Gibraltar Savings Association is intended to replace that certain instrument designated as Annexation of Certain Lots in Sterling Green dated December 26, 1978, and recorded in the office of Harris County Clerk, under File No. F951985, Deed Records of Harris County, Texas.

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:

128-85-0639

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 without such approval by the membership; and

WHEREAS, General Homes Consolidated Companies, Inc., d/b/a 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 FOUR, and which is more particularly described as follows:

All those lots described in the plat of STERLING GREEN, SECTION FOUR, recorded in Volume 262, Page 47, of the Map Records of Harris County, Texas; and

WHEREAS, detailed plans for the development of Section Four have been heretofore submitted to and approved by the Federal Housing Administration and the Veterans Administration as required by the Sterling Green Restrictions; and General Homes Consolidated Companies, Inc., d/b/a Eden Corporation, as owner of STERLING GREEN, SECTION FOUR, desire to ANNEX SECTION FOUR to the STERLING GREEN COMMUNITY IMPROVEMENT ASSOCIATION and to include and extend to SECTION FOUR 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, Section 2 of said restrictions provides in pertinent part:

128-85-0640

Minimum square footage within improvements. Those lots described above as shown on the plat of STERLING GREEN, SECTION ONE, and the PARTIAL REPLAT OF SECTION ONE, are restricted to a dwelling with a minimum of One Thousand Three Hundred Seventy-five (1,375) square feet of livable area, exclusive of open porches and garages. Those lots described above as STERLING GREEN, SECTION TWO, are restricted to a dwelling with a minimum of One Thousand (1,000) square feet of livable area, exclusive of open porches, carports and garages.

WHEREAS, those lots described above as shown on the plat of Sterling Green, Section Four are hereby restricted to a dwelling with a minimum of One Thousand One Hundred (1,100) square feet of livable area, exclusive of open porches, carports and garages.

NOW, THEREFORE, STERLING GREEN COMMUNITY IMPROVEMENT ASSOCIATION, hereby ANNEXES STERLING GREEN, SECTION FOUR, 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 FOUR 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 FOUR, or any part thereof and shall inure to the benefit of each owner thereof.

DATED this 14th day of APRIL, 1979.

(S)
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STERLING GREEN COMMUNITY IMPROVEMENT ASSOCIATION

By John A. Bly
PRESIDENT John A. Bly

HOMECRAFT LAND DEVELOPMENT, INC.

By Rick Gadd
RICK GADD, VICE PRESIDENT

128-85-0641

GENERAL HOMES CONSOLIDATED COMPANIES, INC.,
d/b/a EDEN CORPORATION

307

By A. H. Yager
S. H. YAGER, VICE PRESIDENT

GIBRALTAR SAVINGS ASSOCIATION

By Fred L. White
FRED L. WHITE, VICE PRESIDENT

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared John E. Bily, 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 23rd day of April, 1979.

Karel S. Hampel
Notary Public in and for Harris County, Texas
Karel S. Hampel
TYPE OR PRINT NAME

My Commission Expires 2/2/80

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared RICK GADD, Vice President of HOMECRAFT LAND DEVELOPMENT, INCORPORATED, 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 19th day of April, 1979.

Carolyn H. Bailey
Notary Public in and for Harris County, Texas

CAROLYN H. BAILEY
TYPE OR PRINT NAME Notary Public in and for Harris County, Texas
My Commission Expires November 20, 1980

My Commission Expires _____

128-85-0642

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared S. H. YAGER, VICE PRESIDENT of GENERAL HOMES CONSOLIDATED COMPANIES, INC., d/b/a 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 14th day of April, 1979.

Mary B. Prevatte
Notary Public in and for Harris County,
Texas

MARY B. PREVATTE
Type or Print Name

My Commission Expires APRIL 14, 1980

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared FRED L. WHITE, 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 9th day of May, 1979.

Sandra L. Johnson
Notary Public in and for Harris County,
Texas

SANDRA L. JOHNSON

Notary Public in and for Harris County, Texas

My Commission Expires 2-19-80

Type or Print Name

My Commission Expires 2-19-80

RETURN TO:
EDEN CORPORATION
7111 HARWIN
HOUSTON, TEXAS 77036

128-85-0643

FILED
MAY 17 9 00 AM 1979
Quita Salazar
COUNTY CLERK
HARRIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

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

MAY 17 1979



Quita Salazar
COUNTY CLERK,
HARRIS COUNTY, TEXAS