

6289706

142-82-2011

FILED

OCT 22 9 00 AM 1979

ANNEXATION

OF CERTAIN LOTS IN STERLING GREEN

THE STATE OF TEXAS

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS, THAT THE COUNTY CLERK OF HARRIS COUNTY, TEXAS,

THAT, WHEREAS, by that certain instrument designated as Declaration of Covenants, Conditions and Restrictions, executed by Homcraft Corporation, a Texas Corporation of Houston, Harris County, Texas, hereinafter referred to as Homcraft, 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 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, Homcraft 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 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.

142-82-2012

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, 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 EIGHT, and which is more particularly described as follows:

All those lots described in the plat of STERLING GREEN, SECTION EIGHT, recorded in Volume 291, Page 92, of the Map Records of Harris County, Texas; and

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

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

DATED this 18th day of February, 1979.

STERLING GREEN COMMUNITY IMPROVEMENT ASSOCIATION

By George Kopecky
GEORGE KOPECKY
PRESIDENT

(5) 10

HOMERAFT LAND DEVELOPMENT, INC. 142-82-2013

By Rick Gadd
RICK GADD, VICE PRESIDENT

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

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

GIBRALTAR SAVINGS ASSOCIATION

By Milton Cowden
MILTON COWDEN, VICE PRESIDENT

THE STATE OF TEXAS X
COUNTY OF HARRIS X

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 16th day of February, 1979.



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

THE STATE OF TEXAS X
COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared RICK GADD, Vice President of HOMERAFT LAND DEVELOPMENT, INC., 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 February, 1979.



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

THE STATE OF TEXAS X

COUNTY OF HARRIS X

142-82-2014

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 16th day of February, 1979

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

MARY B. PREVATTE
Notary Public in Harris County, Texas
My Commission Expires April 14, 1980
Bonded by Alexander Levent, Lawyers Surety Corp.

TYPE OR PRINT NAME

My Commission Expires

THE STATE OF TEXAS X

COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared
MILTON COWDEN, 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 31st day of August,

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 3-19-80

TYPE OR PRINT NAME

My Commission Expires 2-19-80

STATE OF TEXAS
COUNTY OF HARRIS

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

OCT 22 1979



John L. Anderson
COUNTY CLERK,
HARRIS COUNTY, TEXAS

RETURN TO:
EDEN CORPORATION
7111 HARWIN
HOUSTON, TEXAS 77036