

**ADDITIONAL DEDICATORY INSTRUMENTS**  
**for**  
**TRENTON PLACE CIVIC CORPORATION**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

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

"My name is **Mitchell Avila 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 TRENTON PLACE CIVIC CORPORATION. The following instrument, **Alley Security Lighting Agreement for Trenton Place Townhouses**, is a true and correct copy of a recorded Dedicatory Instrument recorded under Harris County Clerk's Document No. 20090154332, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to TRENTON PLACE CIVIC CORPORATION, and the property subject to the declaration recorded under Harris County Clerk's Document No. D669387, as amended and/or supplemented.

"The parties' rights and obligations contained herein shall run with the land and shall be binding upon the following properties:

**Tract 1:** 5203 Woodlawn Place, Houston, Texas 77401, more particularly described as:

LOT TWENTY-EIGHT (28) OF TRENTON PLACE TOWNHOUSES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 2:** 5207 Woodlawn Place, Houston, Texas 77401, more particularly described as:

LOT THIRTY (30) OF TRENTON PLACE TOWNHOUSES, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 3:** 5211 Woodlawn Place, Houston, Texas 77401, more particularly described as:

LOT THIRTY-TWO (32) OF TRENTON PLACE TOWNHOUSES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 4:** 5215 Woodlawn Place, Houston, Texas 77401, more particularly described as:

LOT THIRTY-FOUR (34) OF TRENTON PLACE TOWNHOUSES, A  
SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF  
THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 5:** 5223 Woodlawn Place, Houston, Texas 77401, more particularly described as:

LOT THIRTY-FIVE (35) OF TRENTON PLACE TOWNHOUSES, A  
SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF  
THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 6:** 5227 Woodlawn Place, Houston, Texas 77401, more particularly described as:

LOT THIRTY-SEVEN (37) OF TRENTON PLACE TOWNHOUSES, A  
SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF  
THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 7:** 5233 Woodlawn Place

LOT FORTY (40) OF TRENTON PLACE TOWNHOUSES, AN  
ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP  
OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF THE  
MAP RECORDS OF HARRIS COUNTY, TEXAS.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2024.

TRENTON PLACE CIVIC CORPORATION

By:

\_\_\_\_\_  
Mitchell Avila Katine, Attorney

THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS           §

THIS INSTRUMENT was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2024, by **Mitchell Avila Katine**, attorney for TRENTON PLACE CIVIC CORPORATION, a Texas non-profit corporation, on behalf of said corporation.

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NOTARY PUBLIC IN AND FOR

THE STATE OF TEXAS

**After recording return to:**  
Katine Nechman McLaurin LLP  
2000 Bering Drive, Suite 700  
Houston, Texas 77057  
713-808-1000

**ALLEY SECURITY LIGHTING AGREEMENT  
FOR TRENTON PLACE TOWNHOUSES**

STATE OF TEXAS           §

COUNTY OF HARRIS       §

WHEREAS, TRENTON PLACE CIVIC CORPORATION, a Texas non-profit corporation, hereinafter referred to as the "Corporation," owner of the Common Area of TRENTON PLACE TOWNHOUSES, has determined the necessity of establishing an Alley Security Lighting System within TRENTON PLACE TOWNHOUSES, hereinafter referred to as the "System," which System is needed to enhance the continued safety and protection of the owners of the townhouses of TRENTON PLACE TOWNHOUSES, hereinafter referred to as the "Owners," their property and the Corporation's property and equipment;

WHEREAS, as evidenced by the signatures below, the Corporation, in accordance with the authority vested by its Articles of Incorporation and Bylaws, and that certain Amendment to Declaration of Restrictions, Covenants and Conditions of Trenton Place Townhouses filed for record by the County Clerk of Harris County, Texas under Clerk's File No. F195458, has entered, and does hereby enter, into agreements with the undersigned Owners concerning the installation and maintenance of the System on their respective townhouses, said System comprising certain exterior garage wall light fixtures, with bulbs, and interior wall plate "SwitchGards;" and

WHEREAS, the Corporation and the undersigned Owners, being only those Owners whose respective townhouses by agreement are being utilized for the installation of the System, desire that the terms, conditions, stipulations and covenants of this Alley Security Lighting Agreement be properly documented in writing and filed for record by the County Clerk of Harris County, Texas;

NOW THEREFORE, in consideration of the establishment of the System for the benefit of all Owners of TRENTON PLACE TOWNHOUSES and for the further consideration of the mutual covenants and agreements set forth herein, the Corporation and the undersigned Owners have agreed and do hereby agree as follows.

1. On completion of the installation of the System, the Corporation assumes the responsibility for care and maintenance of the System including the light fixtures, bulbs and

"SwitchGards" and any replacements, renewals and additions thereto in the same manner as if the System were totally existent within the Common Area of TRENTON PLACE TOWNHOUSES.

2. The System, its light fixtures, bulbs, "SwitchGards" and all replacements, renewals or additions thereto, are and shall remain the property of the Corporation, and (a) any alteration of the System or the electrical wiring used to operate the System by any of the undersigned Owners, including but not limited to the changing, replacing or removing of any light fixture, bulb or "SwitchGard," (b) any alteration, interruption or removal of electrical wiring used to operate the System by any of the undersigned Owners, and (c) any interruption of electrical power used to operate the System by any of the undersigned Owners, are strictly prohibited.

3. Each of the undersigned Owners shall at all times keep the respective interior wall switch used to control the operation of the System in the on position and covered by a "SwitchGard."

4. The Corporation, its agents, representatives and contractors are hereby granted a blanket and perpetual easement upon, across, over, under and above the properties of the respective undersigned Owners for ingress and egress for the purposes of installing, replacing, repairing and maintaining the System, including the light fixtures, bulbs and "SwitchGards," and including maintaining connection of the light fixtures to the electrical wiring used to operate the System.

5. Each of the Owners shall do no act that will temporarily or permanently interrupt electrical service to the System or otherwise interrupt operation of the System.

6. The Corporation shall have the right to make minor changes and additions to the System if and when the Corporation determines that the welfare and security of TRENTON PLACE TOWNHOUSES requires such minor changes or additions.

7. The undersigned Owners agree to have the System connected to their respective electrical townhouse wiring and to furnish electricity to operate the portions of the System installed at their respective townhouses for so long as the Corporation shall determine that the System is necessary for the continued safety and protection of all the Owners of the townhouses of TRENTON PLACE TOWNHOUSES, their property and the Corporation's property and equipment.

8. The Corporation shall credit to the annual maintenance assessments due from the respective undersigned Owners an amount equal to the cost of electricity applicable to operation of the respective bulbs as determined and set by Reliant Energy from time to time.

9. The benefits and obligations of the covenants herein shall run with the land owned by the undersigned Owners as long as the System continues to exist, and shall bind the parties hereto, their heirs, legal representatives, successors and assigns.

Executed by the Corporation on March 10, 2009, and by the Owners on the dates as respectively indicated.

ATTEST:

TRENTON PLACE CIVIC CORPORATION

Jelli Meitzner  
Secretary

Nov 16 - 2008

11/16/08  
Date

November 16, 2008  
Date

Nov. 16, 2008  
Date

11/18/08  
Date

11.16.08  
Date

11-16-08  
Date

11-23-08  
Date

12-15-08  
Date

By: E. Paulina Daniels  
President

[Signature]

[Signature]  
Owners of Lot 28 (5203 Woodlawn Place)

Deborah A. Abadie  
Owner of Lot 30 (5207 Woodlawn Place)

[Signature]  
Owner of Lot 32 (5211 Woodlawn Place)

[Signature]  
Owner of Lot 34 (5215 Woodlawn Place)

[Signature]  
Owner of Lot 35 (5223 Woodlawn Place)

[Signature]  
Owner of Lot 37 (5227 Woodlawn Place)

[Signature]  
Owner of Lot 40 (5233 Woodlawn Place)

[Signature]  
Owner of Lot 40 (5233 Woodlawn Place)

**ADDITIONAL DEDICATORY INSTRUMENTS**  
**for**  
**TRENTON PLACE CIVIC CORPORATION**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

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

"My name is **Mitchell Avila 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 TRENTON PLACE CIVIC CORPORATION. The following instrument, **Alley Security Lighting Agreement for Trenton Place Townhouses 2020**, is a true and correct copy of a recorded Dedicatory Instrument recorded under Harris County Clerk's Document No. RP-2020-428444, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to TRENTON PLACE CIVIC CORPORATION, and the property subject to the declaration recorded under Harris County Clerk's Document No. D669387, as amended and/or supplemented.

"The parties' rights and obligations contained herein shall run with the land and shall be binding upon the following properties:

**Tract 1:** 5212 Palmetto Street, Houston, Texas 77401, more particularly described as:

LOT SIXTY-ONE (61) OF TRENTON PLACE TOWNHOUSES, A  
SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF  
THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 2:** 5204 Palmetto Street, Houston, Texas 77401, more particularly described as:

LOT SIXTY-SEVEN (67) OF TRENTON PLACE TOWNHOUSES, A  
SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF  
THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 3:** 5208 Palmetto Street, Houston, Texas 77401, more particularly described as:

LOT SIXTY-FIVE (65) OF TRENTON PLACE TOWNHOUSES, A  
SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF

THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 4:** 6317 Meredith Drive, Houston, Texas 77401, more particularly described as:

LOT FIFTY-SEVEN (57) OF TRENTON PLACE TOWNHOUSES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 5:** 6313 Meredith Drive, Houston, Texas 77401, more particularly described as:

LOT FIFTY-FIVE (55) OF TRENTON PLACE TOWNHOUSES, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 6:** 6322 5th Street, Houston, Texas 77401, more particularly described as:

LOT SEVENTY-FOUR (74) OF TRENTON PLACE TOWNHOUSES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2024.

TRENTON PLACE CIVIC CORPORATION

By:

\_\_\_\_\_  
Mitchell Avila Katine, Attorney

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

THIS INSTRUMENT was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2024, by **Mitchell Avila Katine**, attorney for TRENTON PLACE CIVIC CORPORATION, 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 McLaurin LLP  
2000 Bering Drive, Suite 700  
Houston, Texas 77057  
713-808-1000

ALLEY SECURITY LIGHTING AGREEMENT  
FOR TRENTON PLACE TOWNHOUSES 2020

STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, TRENTON PLACE CIVIC CORPORATION, a Texas non-profit corporation, hereinafter referred to as the "Corporation," owner of the Common Area of TRENTON PLACE TOWNHOUSES, has determined the necessity of establishing an Alley Security Lighting System within TRENTON PLACE TOWNHOUSES, hereinafter referred to as the "System," which System is needed to enhance the continued safety and protection of the owners of the townhouses of TRENTON PLACE TOWNHOUSES, hereinafter referred to as the "Owners," their property and the Corporation's property and equipment;

WHEREAS, as evidenced by the signatures below, the Corporation, in accordance with the authority vested by its Articles of Incorporation and Bylaws, and that certain Amendment to Declaration of Restrictions, Covenants and Conditions of Trenton Place Townhouses filed for record by the County Clerk of Harris County, Texas under Clerk's File No. F195458, has entered, and does hereby enter, into agreements with the undersigned Owners concerning the installation and maintenance of the System on their respective townhouses, said System comprising certain exterior garage wall light fixtures, with bulbs, and interior light switch coverings (hereinafter, covering(s)), and

WHEREAS, the Corporation and the undersigned Owners, being only those Owners whose respective townhouses by agreement are being utilized for the installation of the System, desire that the terms, conditions, stipulations and covenants of this Alley Security Lighting Agreement be properly documented in writing and filed for record by the County Clerk of Harris County, Texas;

NOW THEREFORE, in consideration of the establishment of the System for the benefit of all Owners of TRENTON PLACE TOWNHOUSES and for the further consideration of the mutual covenants and agreements set forth herein, the Corporation and the undersigned Owners have agreed and do hereby agree as follows.

1. On completion of the installation of the System, the Corporation assumes the responsibility for care and maintenance of the System including the light fixtures, bulbs, and coverings, and any

replacements, renewals and additions thereto in the same manner as if the System were totally existent within the Common Area of TRENTON PLACE TOWNHOUSES.

2. The System, its light fixtures, bulbs, coverings, and all replacements, renewals or additions thereto, are and shall remain the property of the Corporation.
3. Each of the undersigned Owners shall, at all times, keep the respective interior wall switch used to control the operation of the System in the "on" position and with the covering in place.
4. The Corporation, its agents, representatives and contractors are hereby granted a blanket and perpetual easement upon, across, over, under and above the properties of the respective undersigned Owners for ingress and egress for the purposes of installing, replacing, repairing and maintaining the System, including the light fixtures, bulbs and coverings, and including maintaining connection of the light fixtures to the electrical wiring used to operate the System.
5. Each of the Owners shall ensure that the System remains on and shall minimize any electrical interruption within their control.
6. The Corporation shall have the right to make minor changes and additions to the System if and when the Corporation determines that the welfare and security of TRENTON PLACE TOWNHOUSES requires such minor changes or additions.
7. The undersigned Owners agree to have the System connected to their respective townhouse electrical wiring and to furnish electricity to operate the portions of the System installed at their respective townhouses for so long as the Corporation shall determine that the System is necessary for the continued safety and protection of all the Owners of the townhouses of TRENTON PLACE TOWNHOUSES, their property and the Corporation's property and equipment.
8. The Corporation shall credit to the annual maintenance assessments due from the respective undersigned Owners an amount equal to the cost of electricity applicable to operation of the respective bulbs as determined and set by Reliant Energy from time to time.
9. The benefits and obligations of the covenants herein shall run with the land owned by the undersigned Owners as long as the System continues to exist, and shall bind the parties hereto, their heirs, legal representatives, successors and assigns, including but not limited to any and all future owners of the respective townhouses, unless severed in writing by either party.

Executed by the Corporation on 28th of August 2020, and by the Owners on the dates as respectively indicated.

ATTEST:

*Jim Meltzer*  
Secretary

TRENTON PLACE CIVIC CORPORATION

By: *Sheree L. Cooley*  
President

8-18-20  
Date

*Sheree L. Cooley*  
Owner of Lot 61 (5212 Palmetto)

8/18/20  
Date

*Kim E. Cooley*  
Owner of Lot 67 (5204 Palmetto)

8/18/20  
Date

*Charlotte L. Sadler*  
Owner of Lot 65 (5208 Palmetto)

8/20/20  
Date

*Kim E. Cooley*  
Owner of Lot 57 (6317 Meredith)

8/20/20  
Date

*Kim E. Cooley*  
Owner of Lot 57 (6317 Meredith)

8/18/20  
Date

*John E. Cooley*  
Owner of Lot 55 (6313 Meredith)

8/17/20  
Date

*Lynne Waller*  
Owner of Lot 74 (6322 Fifth St)

8.14.20  
Date

*Ray E. Cooley*  
Owner of Lot 74 (6322 Fifth St)

**ADDITIONAL DEDICATORY INSTRUMENTS**  
**for**  
**TRENTON PLACE CIVIC CORPORATION**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

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

"My name is **Mitchell Avila 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 TRENTON PLACE CIVIC CORPORATION. The following instrument, **Security Lighting Agreement for Trenton Place Townhouses 2024**, is a true and correct copy of an unrecorded Dedicatory Instrument, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to TRENTON PLACE CIVIC CORPORATION, and the property subject to the declaration recorded under Harris County Clerk's Document No. D669387, as amended and/or supplemented.

"The parties' rights and obligations contained herein shall run with the land and shall be binding upon the following properties:

**Tract 1:** 6302 Meredith Drive, Houston, Texas 77401, more particularly described as:

LOT FORTY-FOUR (44) OF TRENTON PLACE TOWNHOUSES, A TOWNHOUSE PROJECT IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 2:** 6310 Meredith Drive, Houston, Texas 77401, more particularly described as:

LOT FORTY-EIGHT (48) OF TRENTON PLACE TOWNHOUSES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 3:** 6316 Meredith Drive, Houston, Texas 77401, more particularly described as:

LOT FIFTY-ONE (51) OF TRENTON PLACE TOWNHOUSES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 116 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Tract 4:** 6322 Meredith Drive, Houston, Texas 77401, more particularly described as:

LOT FIFTY-FOUR (54) OF TRENTON PLACE TOWNHOUSES, A  
TOWNHOUSE PROJECT IN HARRIS COUNTY, TEXAS ACCORDING  
TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193,  
PAGE 116 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

TRENTON PLACE CIVIC CORPORATION

By:

\_\_\_\_\_  
Mitchell Avila Katine, Attorney

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

THIS INSTRUMENT was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_,  
2024, by **Mitchell Avila Katine**, attorney for TRENTON PLACE CIVIC CORPORATION, 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 McLaurin LLP  
2000 Bering Drive, Suite 700  
Houston, Texas 77057  
713-808-1000

SECURITY LIGHTING AGREEMENT  
FOR TRENTON PLACE TOWNHOUSES 2024

STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, TRENTON PLACE CIVIC CORPORATION, a Texas non-profit corporation, hereinafter referred to as the "Corporation," owner of the Common Area of TRENTON PLACE TOWNHOUSES, has determined the necessity of establishing a Security Lighting System within TRENTON PLACE TOWNHOUSES, hereafter referred to as the "System," which System is needed to enhance the continued safety and protection of the owners of the townhouses of TRENTON PLACE TOWNHOUSES, hereinafter referred to as the "Owners," their property and the Corporation's property and equipment;

WHEREAS, as evidenced by the signatures below, the Corporation, in accordance with the authority vested by its Articles of Incorporation and Bylaws, and that certain Amendment to Declaration of Restrictions, Covenants and Conditions of Trenton Place Townhouses filed for record by the County Clerk of Harris County, Texas under Clerk's File No. F195458, has entered, and does hereby enter, into agreements with the undersigned Owners concerning the installation and maintenance of the System on their respective townhouses, said System comprising certain exterior garage wall light fixtures, with bulbs, and interior light switch coverings (hereinafter, covering(s)), and

WHEREAS, the Corporation and the undersigned Owners, being only those Owners whose respective townhouses by agreement are being utilized for the installation of the System, desire that the terms, conditions, stipulations and covenants of this Security Lighting Agreement be properly documented in writing and filed for record by the County Clerk of Harris County, Texas;

NOW THEREFORE, in consideration of the establishment of the System for the benefit of all Owners of TRENTON PLACE TOWNHOUSES and for the further consideration of the mutual covenants and agreements set forth herein, the Corporation and the undersigned Owners have agreed and do hereby agree as follows.

1. On completion of the installation of the System, the Corporation assumes the responsibility for care and maintenance of the System including the light fixtures, bulbs, and coverings, and any replacements, renewals and additions thereto in the same manner as if the System were totally existent within the Common Area of TRENTON PLACE TOWNHOUSES.
2. The System, its light fixtures, bulbs, coverings, and all replacements, renewals or additions thereto, are and shall remain the property of the Corporation.
3. Each of the undersigned Owners shall, at all times, keep the respective interior wall switch used to control the operation of the System in the "on" position and with the covering in place.
4. The Corporation, its agents, representatives and contractors are hereby granted a blanket and perpetual easement upon, across, over, under and above the properties of the respective undersigned Owners for ingress and egress for the purposes of installing, replacing, repairing and maintaining the System, including the light fixtures, bulbs and coverings, and including maintaining connection of the light fixtures to the electrical wiring used to operate the System.
5. Each of the Owners shall ensure that the System remains on and shall minimize any electrical interruption within their control.
6. The Corporation shall have the right to make minor changes and additions to the System if and when the Corporation determines that the welfare and security of TRENTON PLACE TOWNHOUSES requires such minor changes or additions.
7. The undersigned Owners agree to have the System connected to their respective townhouse electrical wiring and to furnish electricity to operate the portions of the System installed at their respective townhouses for so long as the Corporation shall determine that the System is necessary for the continued safety and protection of all the Owners of the townhouses of TRENTON PLACE TOWNHOUSES, their property and the Corporation's property and equipment.
8. The Corporation shall credit to the annual maintenance assessments due from the respective undersigned Owners an amount equal to the cost of electricity applicable to operation of the respective bulbs as determined and set by Reliant Energy from time to time.





9. The benefits and obligations of the covenants herein shall run with the land owned by the undersigned Owners as long as the System continues to exist, and shall bind the parties hereto, their heirs, legal representatives, successors and assigns, including but not limited to any and all future owners of the respective townhouses, unless severed in writing by either party.

Executed by the Corporation on JANUARY 12, 2024, and by the Owners on the dates as respectively indicated.

ATTEST:

TRENTON PLACE CIVIC CORPORATION

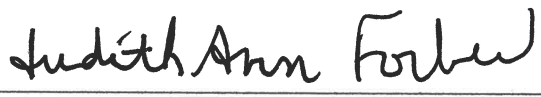
  
Secretary

By:   
President


1/11/24  
Date

  
Owner of Lot 44 (6302 Meredith)


1/11/24  
Date

  
Owner of Lot 48 (6310 Meredith)

1/12/24  
Date

  
Owner of Lot 51 (6316 Meredith)

1/12/24  
Date

  
Owner of Lot 54 (6322 Meredith)