

99033244 JCC

ANNEXATION AND SUPPLEMENTAL
DECLARATION OF RESTRICTIONS FOR
GLEN LAUREL SECTION FOUR

THIS ANNEXATION AND SUPPLEMENTAL DECLARATION OF RESTRICTIONS is made as of the date set forth on the signature page hereof, by GLEN LAUREL, L.L.C., a Texas Limited Liability Company, herein referred to and acting as Declarant.

WHEREAS, Declarant has executed a Declaration of Covenants, Conditions and Restrictions for GLEN LAUREL, SECTIONS ONE AND TWO (the "Original Declaration"), and the same was filed for record under Clerk's File No. 9892298 in the Real Property Records of Fort Bend County, Texas;

WHEREAS, Declarant is the owner of that tract of land containing 17.4960 acres, more or less, situated in Fort Bend County, Texas as described on Exhibit "A" attached (the "Annexation Tract");

WHEREAS, Section 9 of Article V of the Original Declaration grants Declarant the unilateral right, privilege and option to annex additional real property owned by Declarant adjacent to the real property currently under the jurisdiction of the Association (as defined in the Original Declaration) into the Association and to be covered by the covenants, conditions and restrictions set forth in the Original Declaration;

WHEREAS, Sections 7 and 10 of Article I of the Original Declaration grant Declarant the right to impose additional covenants, conditions and restrictions on particular portions of the real property subject to the Original Declaration, and to designate certain portions of such property as "Neighborhoods" as defined in the Original Declaration; and

WHEREAS, Declarant desires to annex the Annexation Tract into the Association and to make the Neighborhood (as defined herein) subject to the restrictions, covenants and conditions and assessments set forth in the Original Declaration and to make the Neighborhood further subject to the additional covenants, conditions and restrictions set forth in this Annexation and Supplemental Declaration of Restrictions and to designate a portion of the Annexation Tract as a "Neighborhood" as defined in the Original Declaration.

NOW, THEREFORE, Declarant does hereby declare as follows:

- 1) The Annexation Tract is hereby annexed into the Association and is hereby made subject to the restrictions, covenants and conditions and assessments set forth in the Original Declaration, as to those portions of the Annexation Tract herein defined as the Neighborhood. All capitalized terms used herein which are not otherwise defined shall have the meanings set forth

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RETURN TO:

PARTNERS TITLE COMPANY
712 Main St., Suite 2000E
Houston, TX 77002-3218

for such terms in the Original Declaration.

2) Upon the recordation of the final plat of Glen Laurel Section Four (the "Plat"), which Plat shall include all of the Annexation Tract, the Neighborhood shall automatically be defined as those portions of the Annexation Tract designated on the plat as residential lots, landscape reserves and all other lands, save and except those areas out of the Annexation Tract dedicated by the Plat to the public.

3) The Neighborhood shall be held, transferred, sold, conveyed, used and occupied subject to the covenants, restrictions, easements, charges and liens set forth in this Annexation and Supplemental Declaration of Restrictions, in addition to those contained in the Original Declaration.

4) The Neighborhood shall be subject to the following use limitations and restrictions in addition to those set forth in the Original Declaration:

Section 1. WALLS AND FENCES.

a) All fences or walls must be approved in writing by the New Construction Committee or the Modifications Committee, as the case may be. Each Lot must have Committee-approved fencing constructed thereon, not to exceed eight (8') feet in height along and immediately adjacent to all rear and side property lines of such Lots, not to be constructed closer to the street than the front building set-back line of such Lots. With respect to corner lots, such fencing will not be constructed closer to the street than the side building set back line established on the Plat, unless otherwise specifically approved in writing by the New Construction Committee or the Modifications Committee, as the case may be. Specific guidelines for all fencing materials and styles for use on all Lots in the Neighborhood will be established and enforced by the New Construction Committee or Modifications Committee, as the case may be.

b) In order to maintain the theme and character of the Properties subject to the Original Declaration in general, and the uniform plan and character of West Airport and Burney Road in particular, all fences adjacent to West Airport and Burney Road installed by the Declarant shall be maintained in the original style and location specified by the New Construction Committee, unless a change is subsequently approved in writing in the sole discretion of the Modifications Committee.

c) The following Lot that abuts Laurel Meadow Lane shall have constructed and maintained thereon, at all times, a uniform wood fence not to exceed seven feet (7') in height, the style of which shall be established by the New Construction Committee. The fence shall begin at the rear of the house on the corner side of the Lot and extend to the rear of the Lot line, parallel and immediately adjacent to the side setback line indicated on the Plat:

Glen Laurel Section Four: Lot One (1), Block One (1)

d) The following Lots that abut Hidden Meadow Drive shall have constructed and maintained thereon, at all times, a uniform wrought iron fence not to exceed seven feet (7') in height, the style of which shall be established by the New Construction Committee. The fence shall extend parallel and immediately adjacent to the full width of the rear Lot lines:

Glen Laurel Section Four: Lot Thirty Five (35), Block One (1)
Lot Thirty Six (36), Block One (1)
Lot Thirty Seven (37)), Block One (1)

e) The following Lots that abut Hidden Meadow Drive shall have constructed and maintained thereon, at all times, a uniform wrought iron fence not to exceed seven feet (7') in height, the style of which shall be established by the New Construction Committee. The fence shall begin at the rear of the house on the corner side of the Lots and extend to the rear of the Lot line, parallel and immediately adjacent to the side setback line indicated on the Plat:

Glen Laurel Section Four: Lot Thirty Five (35), Block One (1)
Lot Thirty Seven (37)), Block One (1)

Section 2. ROOFING MATERIALS. All roofs shall be composition shingles of a type and weight approved in writing by the New Construction Committee or the Modifications Committee, as the case may be, and shall be weathered wood or gray in color.

Section 3. GARAGES AND GARAGE ACCESS.

a) All detached garages shall be no more than one and one-half (1 1/2) stories in height, unless otherwise specifically approved in writing by the New Construction Committee or the Modifications Committee, as the case may be. All overhead garage doors must be constructed of real wood or metal, approved as to style and appearance by the New Construction Committee or Modifications Committee, as the case may be.

b) Certain Lots in the Neighborhood shall be restricted in their driveway access to certain adjacent streets. The following Lots in the Neighborhood are prohibited from having garage and driveway access onto Laurel Meadow Lane:

Glen Laurel Section Four: Lot One (1), Block One (1)

c) The minimum setback lines for detached garages facing (or up to a forty five degree angle away from) the street on which such Lot fronts shall be fifty feet (50').

d) All attached garages shall be utilized solely for parking of vehicles and storage;

no attached garage shall be used for living space unless a replacement garage is constructed.

Section 4. MINIMUM SQUARE FOOTAGE. The living area of each dwelling unit (exclusive of open porches, terraces, and garages) shall not be less than one thousand six hundred (1,600) square feet of living area.

Section 5. LANDSCAPING AND TREE PLANTING. All Landscaping Plans for Lots must be submitted to the New Construction Committee for approval. All Lots having a detached garage shall have a minimum of two (2) live trees at least four inches (4") in diameter planted in the front yard; corner Lots having a detached garage shall have a minimum of three (3) live trees in the aggregate, at least four inches (4") in diameter, planted in the front and side yards. All Lots having attached garages with at least a sixteen foot (16') wide driveway extending to the street shall have a minimum of one (1) live tree at least four inches (4") in diameter planted in the front yard; corner Lots having attached garages with at least a sixteen foot (16') wide driveway extending to the street shall have a minimum of two (2) live trees in the aggregate, at least four inches (4") in diameter, planted in the front and side yards. Any such trees that die shall promptly be replaced by the Owner of the Lot.

Section 6. NEIGHBORHOOD ASSESSMENT. No specific Neighborhood Assessment is mandated by this Supplemental Declaration. Therefore, Owners of Lots within the Neighborhood may be assessed and are liable to pay a Neighborhood Assessment in addition to the Base Annual Assessment only if levied by the Association's Board of Directors in accordance with a ninety percent (90%) vote of Neighborhood Members as provided in Article IV, Section 6 of the Original Declaration.

Section 7. AGREEMENT. Each Owner of a Lot in the Neighborhood by acceptance of a deed therefor, whether or not is shall be so expressed in such deed, shall be deemed to covenant and agree to accept and abide by this Supplemental Declaration or Restrictions as well as all restrictions, obligations, requirements and liabilities set forth in the Original Declarations.

This Annexation and Supplemental Declaration of Restrictions shall remain in full force and effect for the term, and shall be subject to the renewal and other provisions, of the Original Declaration.

EXECUTED this the 17 day of August, 1999.

DECLARANT:

GLEN LAUREL, L.L.C.

By: W. E. Dalton Jr.

Name: W. E. DALTON JR.

Title: PRESIDENT

THE STATE OF TEXAS

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COUNTY OF FORT BEND

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This instrument was acknowledged before me on this the 17 day of August, 1999, by Wm E. Dalton, Jr., President of Glen Laurel, L.L.C., a Texas limited liability company, on behalf of said company.



Notary Public in and for the State of Texas

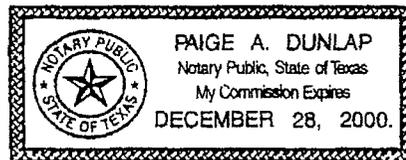


EXHIBIT "A"

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County: Fort Bend
Project: Glen Laurel (Plat Prepared)
C.I. No. 1151-99
Job Number: 99036-01

FIELD NOTES FOR 17.4960 ACRES

Being 17.4960 acres of land out of a called 63.600 acre tract recorded in Fort Bend County Clerks File No. 9778397 of the Official Public Records of Real Property of Fort Bend County, Texas(O.P.R.R.P.) located in the John Hodge Labor, A-192, Fort Bend County, Texas; said 17.4960 acre tract of land being more particularly described by metes and bounds as follows, (all bearings are referenced to the north line of Glen Laurel Section Two, recorded on slide no. 1746 A and 1746 B of the Plat Records of Fort Bend County) (F.B.C.P.R.):

Commencing at a railroad spike found for the southwest corner of Glen Laurel Section One, a subdivision recorded on slide number 1745A and 1745B of the F.B.C.P.R.;

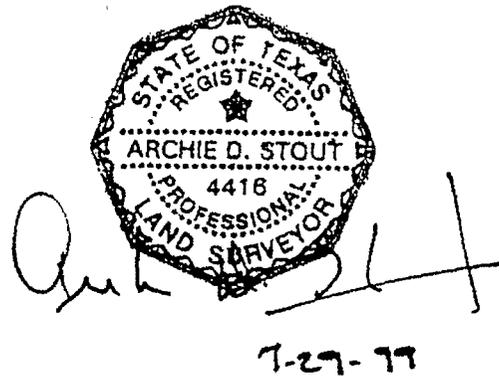
1. Thence, along the west line of said Glen Laurel Section One, North 00 degrees 23 minutes 35 seconds West, a distance of 845.24 feet to an angle point;
2. Thence, continuing along said west line, North 00 degrees 19 minutes 00 seconds West, a distance of 310.22 feet to the northwest corner of said Glen Laurel Section One, same being the **Point of Beginning**, said corner being on the west line of said 63.600 acre tract;
3. Thence, with the west line of said 63.600 acre tract, North 00 degrees 19 minutes 00 seconds West, a distance of 1397.84 feet to a 5/8-inch iron with cap stamped "Costello Inc. RPLS 4416" set, same being on the northeasterly line of a 30' Trunkline Gas Pipeline Easement recorded in volume 622, page 79 of the Fort Bend County Deed Records (F.B.C.D.R.);
4. Thence, leaving said west line, South 48 degrees 28 minutes 11 seconds East, a distance of 1098.70 feet to a 5/8-inch iron rod with cap stamped "Costello Inc. RPLS 4416" found for an angle point on the westerly line of said Glen Laurel Section Two;

Thence, continuing with said westerly line the following fifteen courses;

5. South 54 degrees 22 minutes 40 seconds West, a distance of 46.16 feet to a 5/8-inch iron with cap stamped "Costello Inc. RPLS 4416" found;
6. South 41 degrees 31 minutes 49 seconds West, a distance of 92.84 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;

7. South 63 degrees 18 minutes 49 seconds West, a distance of 25.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
8. 80.02 feet along the arc of a curve to the right, said curve having a central angle of 53 degrees 56 minutes 24 seconds, a radius of 85.00 feet and a chord that bears South 00 degrees 17 minutes 01 seconds West, a distance of 77.10 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
9. South 67 degrees 40 minutes 47 seconds East, a distance of 105.73 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
10. South 15 degrees 46 minutes 07 seconds East, a distance of 18.67 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
11. South 33 degrees 35 minutes 30 seconds West, a distance of 58.94 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
12. South 22 degrees 19 minutes 13 seconds West, a distance of 120.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
13. South 67 degrees 19 minutes 13 seconds West, a distance of 21.21 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
14. North 67 degrees 40 minutes 47 seconds West, a distance of 105.30 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
15. 115.57 feet along the arc of a curve to the right, said curve having a central angle of 20 degrees 03 minutes 55 seconds, a radius of 330.00 feet and a chord that bears South 34 degrees 48 minutes 00 seconds West, a distance of 114.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
16. 34.48 feet along the arc of a curve to the left, said curve having a central angle of 79 degrees 01 minutes 59 seconds, a radius of 25.00 feet and a chord that bears South 05 degrees 18 minutes 58 seconds West, a distance of 31.82 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
17. 161.78 feet along the arc of a curve to the right, said curve having a central angle of 28 degrees 05 minutes 21 seconds, a radius of 330.00 feet and a chord that bears South 20 degrees 09 minutes 22 seconds East, a distance of 160.17 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
18. South 06 degrees 06 minutes 41 seconds East, a distance of 9.97 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;

19. 39.98 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 38 minutes 05 seconds, a radius of 25.00 feet and a chord that bears South 51 degrees 55 minutes 43 seconds East, a distance of 35.86 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found on the north Right-of-Way line of West Airport Boulevard(100-feet wide)recorded on slide no. 1745 A and 1745 B of the F.B.C.P.R.;
20. Thence, with said north Right-of-Way line, 252.91 feet along the arc of a curve to the right, said curve having a central angle of 07 degrees 25 minutes 52 seconds, a radius of 1950.00 feet and a chord that bears South 85 degrees 58 minutes 10 seconds West, a distance of 252.73 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
21. Thence, continuing with said north Right-of-Way line, South 89 degrees 41 minutes 07 seconds West, a distance of 294.33 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
22. Thence, 47.12 feet along the arc of a curve to the right, said curve having a central angle of 89 degrees 59 minutes 53 seconds, a radius of 30.00 feet and a chord that bears North 45 degrees 18 minutes 57 seconds West, a distance of 42.43 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
23. Thence, South 89 degrees 41 minutes 00 seconds West, a distance of 40.00 feet to the Point of Beginning and containing 17.4960 acres of land.



7-27-77

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

08-19-1999 01:54 PM 1999072401
GS \$23.00
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS