

ANNEXATION AND SUPPLEMENTAL  
DECLARATION OF RESTRICTIONS FOR  
GLEN LAUREL SECTION SIX

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 15.4181 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 for such terms in the Original Declaration.

2) A final plat of the Annexation Tract named GLEN LAUREL SECTION SIX, a subdivision in Fort Bend County, Texas has been recorded on Slide Nos. ~~2303 and~~ of the Plat Records of Fort Bend County, Texas ("Plat"). The Neighborhood as used herein shall be 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 as public streets or roads.

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. 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, Burney Road and Florence Road in particular, all fences adjacent to 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 Lots that abut Imperial Canyon Lane and Silvermill 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 open 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 Six:	Lot One (1), Block One (1 )
	Lot One (1), Block Three (3)
	Lot Thirty Nine (39), Block Three (3)

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 Silvermill Lane:

Glen Laurel Section Six:     Lot One (1), Block One (1)  
  Lot One (1), Block Three (3)

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 (1,500) 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) oak trees at least three inches (3") in diameter planted in the front yard; corner Lots having a detached garage shall have a minimum of three (3) oak trees in the aggregate, at least three inches (3") 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) oak tree at least three inches (3") 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) oak trees in the aggregate, at least three inches (3") 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: LAKE LOTS.

a) The portion of the rear lot line of the following lots which is adjacent to the lake shall have a uniform iron fence not to exceed four feet (4') in height, the style of which shall be established by the New Construction Committee:

Block 3, Lots 13, 14, 15, 16, 17, 29, 30, 31 and 39

b) The portion of the side lot line of the following lots which is adjacent to the lake shall have a uniform iron fence not to exceed four feet (4') in height, the style of which shall be established by the New Construction Committee:

Block 3, Lots 12 and 13

c) The rear elevation of the first floor of the homes constructed on the following lots shall be brick:

Block 3, Lots 13, 14, 15, 16, 17, 29, 30, 31 and 39

d) The rear yard of the following lots shall have a fully sodded yard and a minimum of two two inch (2") trees planted:

Block 3, Lots 13, 14, 15, 16, 17, 29, 30, 31 and 39

Section 7. 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 8. 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 as described in Article 5, Section 7 of the Original Declaration, and shall be subject to the renewal and other provisions, of the Original Declaration.

EXECUTED this the 23<sup>rd</sup> day of SEPTEMBER, 2002.

DECLARANT:

GLEN LAUREL, L.L.C.

By: 

Name: W.S. DALTON JR

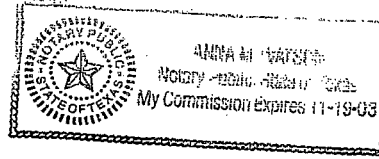
Title: PRESIDENT

THE STATE OF TEXAS

§  
§

COUNTY OF HARRIS

§



AS PER ORIGINAL

This instrument was acknowledged before me on this the 23<sup>rd</sup> day of SEPTEMBER, 2002, by W. E. DALTON, JR., President of Glen Laurel, L.L.C., a Texas limited liability company, on behalf of said company.

A handwritten signature in black ink, appearing to be "Anna M. Watson", written over a horizontal line.

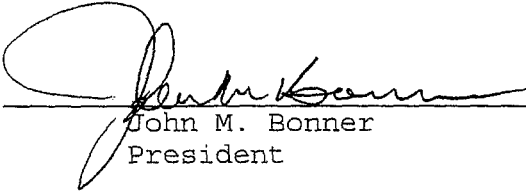
Notary Public in and for the State of Texas

LIENHOLDER'S CONSENT AND SUBORDINATION  
TO SUPPLEMENTAL DECLARATION OF RESTRICTIONS  
FOR GLEN LAUREL SECTION SIX

First Continental Investment Co., Ltd., a Texas Limited Partnership ("First Continental"), the owner and holder of that certain promissory note in the original principal sum of FOUR MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$4,600,000) dated June 17, 1998, executed by Glen Laurel, L.L.C., a Texas limited liability company, payable to First Continental Investment Co., Ltd., a Texas limited partnership ("First Continental"), more fully described in a Deed of Trust recorded under Clerk's File No. 9847776 of the Real Property Records of Fort Bend County, Texas; as modified, renewed and extended by that certain First Loan Modification Agreement and Extension of Promissory Note and Deeds of Trust and Security Agreements dated as of May 30, 2000, and that certain Second Loan Modification Agreement and Extension of Promissory Note and Deeds of Trust and Security Agreements, dated as of January 25, 2001, recorded under Clerk's File Nos. 2000044188 and 2001007303, respectively of the Official Public Records of Fort Bend County, Texas, and being further secured by that certain First Supplemental Deed of Trust and Security Agreement dated May 30, 2000, recorded under Clerk's file No. 2000044189 of the Official Public Records of Fort Bend County, Texas, that certain First Modification and Supplement to Second Lien Deed of Trust and Security Agreement dated May 30, 2000, recorded under Clerk's file No. 2000044190 of the Official Public Records of Fort Bend County, Texas, that certain Second Supplemental Deed of Trust and Security Agreement, dated January 25, 2001, recorded under Clerk's File No. 2001007304 in the Official Public Records of Fort Bend County, Texas, that certain Amended First Modification and Supplement to Second Lien Deed of Trust, dated January 25, 2001, recorded under Clerk's File No. 2001007305 in the Official Public Records of Fort Bend County, Texas, and that certain Third Supplemental Deed of Trust and Security Agreement, dated March 28, 2001, recorded under Clerk's File No. 2001024737 in the Official Public Records of Fort Bend County, Texas, said note and liens, as modified, being collaterally assigned to Bank United, a federal savings bank, predecessor by merger to Washington Mutual Bank, f.a. a federal association, pursuant to that certain Collateral Assignment of Note and Liens (Security Agreement) dated October 2, 1998 and filed in the Official Public Records of Fort Bend County under File Nos. 9882195 hereby executes this instrument to subordinate the lien of such deeds of trust to the foregoing Declaration of Covenants, Conditions and Restrictions for Glen Laurel.

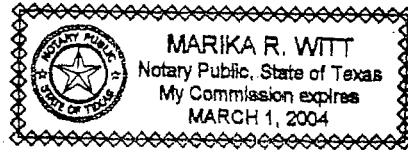
EXECUTED the 27th day of September, 2002.

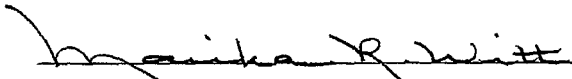
FIRST CONTINENTAL INVESTMENT CO., LTD. a  
Texas Limited Partnership

By:   
John M. Bonner  
President

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on this the 27<sup>th</sup> day of September, 2002 by John M. Bonner, President of First Continental Investment Co., LTD., a Texas limited liability company, on behalf of said company.



  
Notary Public in and for the  
State of Texas

After Recording, Return to:  
Glen Laurel HOA  
7170 Cherry Park  
Houston, Tx 77095

# EXHIBIT "A"

Page 1 Of 3 Pages

County: Fort Bend  
Project: Glen Laurel Section Six  
C.I. No.: 1183-00  
Job Number: 20-00004-03

## METES AND BOUNDS FOR 15.4181 ACRES

Being a 15.4181 acre tract of land located in the John Hodge Labor, A-192, in Fort Bend County, Texas; said 15.4181 acre tract being out of the remainder of a call 63.600 acre tract of land recorded in Clerk's File Number 9778397 of the Official Records of Fort Bend County, Texas and a call 36.083 acre tract of land recorded in Clerk's File Number 9778398 of the Official Records of Fort Bend County, Texas; said 15.4181 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the northwest line of Glen Laurel Section Four recorded on Slide Number's 1931B and 1932 A of the Plat Records of Fort Bend County, Texas):

**Commencing** at a railroad spike found in asphalt for the northwest corner of said 36.083 acre tract, same being at the intersection of Florence Road and Burney Road, both described as Public Road Right-of-Way Easement (undefined width) recorded in Volume 254, Page 285 and Volume 970, Page 853 both of the Deed Records of Fort Bend County, Texas:

Thence, with the west line of said 36.083 acre tract, South 00 degrees 19 minutes 00 seconds East, a distance of 628.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" set for the **Point of Beginning**:

1. Thence, North 89 degrees 44 minutes 00 seconds East, a distance of 1,036.36 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" set;
2. Thence, South 00 degrees 01 minutes 00 seconds West, a distance of 353.27 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" set;
3. Thence, South 79 degrees 59 minutes 56 seconds West, a distance of 37.41 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" set;
4. Thence, 42.71 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 24 minutes 58 seconds, a radius of 330.00 feet and a chord that bears South 76 degrees 17 minutes 27 seconds West, a distance of 42.68 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" set;



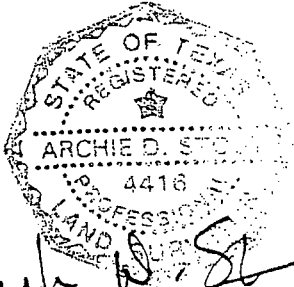
5. Thence, 42.20 feet along the arc of a curve to the right, said curve having a central angle of 96 degrees 42 minutes 52 seconds, a radius of 25.00 feet and a chord that bears North 59 degrees 03 minutes 36 seconds West, a distance of 37.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" set;
6. Thence, South 79 degrees 17 minutes 50 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" set;
7. Thence, 72.19 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 32 minutes 03 seconds, a radius of 330.00 feet and a chord that bears South 16 degrees 58 minutes 11 seconds East, a distance of 72.05 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" set;
8. Thence, South 20 degrees 50 minutes 57 seconds East, a distance of 26.56 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found for the north corner of Tract "A" in aforesaid Glen Laurel Section Four:

Thence, with the north and northwest line of said Glen Laurel Section Four the following ten (10) courses and distances:

9. South 62 degrees 55 minutes 43 seconds West, a distance of 115.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
10. North 22 degrees 13 minutes 26 seconds West, a distance of 55.07 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
11. South 70 degrees 01 minutes 25 seconds West, a distance of 190.73 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
12. South 77 degrees 29 minutes 16 seconds West, a distance of 154.65 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
13. South 48 degrees 28 minutes 11 seconds East, a distance of 313.82 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
14. South 41 degrees 31 minutes 49 seconds West, a distance of 103.76 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
15. 88.71 feet along the arc of a curve to the right, said curve having a central angle of 101 degrees 36 minutes 17 seconds, a radius of 50.00 feet and a chord that bears South 36 degrees 47 minutes 34 seconds West, a distance of 77.52 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;

16. South 02 degrees 22 minutes 48 seconds East, a distance of 16.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
17. South 41 degrees 31 minutes 49 seconds West, a distance of 112.36 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found;
18. North 48 degrees 28 minutes 11 seconds West, a distance of 650.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC. RPLS 4416" found on the west line of aforesaid 63.600 acre tract;
19. Thence, with the west line of said 63.600 acre tract and the west line of aforesaid 36.083 acre tract, North 00 degrees 19 minutes 00 seconds West, a distance of 567.76 feet to the **Point of Beginning** and containing 15.4181 acres of land.

This description is based on the Subdivision Plat of Glen Laurel Section Six made by Archie D. Stout, Registered Professional Land Surveyor number 4416, in June, 2000.

  
*Archie D. Stout*  
7-14-2000

AS PER ORIGINAL

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2002 OCT 04 04:29 PM 2002108733  
MB \$25.00  
DIANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

After Recording, Return to  
Glen Laurel HOA

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SCS MANAGEMENT SERVICES, INC.  
7170 Cherry Park Drive  
Houston, Texas 77095  
(281) 463-1777