

ANNEXATION  
OF CERTAIN LOTS IN STERLING GREEN

119-83-2276

THE STATE OF TEXAS    |  
COUNTY OF HARRIS     |        KNOW ALL MEN BY THESE PRESENTS.

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:

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, 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 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;

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 26th day of December, 1978.

STERLING GREEN COMMUNITY IMPROVEMENT  
ASSOCIATION

By

  
\_\_\_\_\_  
GEORGE KOPECKY  
PRESIDENT

119-83-2278

U.S. HOME CORPORATION, SUCCESSOR TO  
HOMECRAFT CORPORATION

By Rick Gadd  
RICK GADD, VICE PRESIDENT

GENERAL HOMES CONSOLIDATED COMPANIES, INC  
dba EDEN CORPORATION

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 |

COUNTY OF HARRIS |

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 26th day of December

Patricia A. Volk  
Notary Public in and for Harris County,  
Texas

TYPE OR PRINT NAME PATRICIA A. VOLK  
Notary Public in and for Harris County, Texas  
My Commission Expires June 6, 1980

My Commission Expires \_\_\_\_\_

THE STATE OF TEXAS |

COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared RICK GADD, Vice President of U.S. HOME CORPORATION, SUCCESSOR TO HOMECRAFT 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 21st day of December

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

TYPE OR PRINT NAME CAROLYN BAILEY

My Commission Expires 11-20-80

119-83-2279

THE STATE OF TEXAS |

COUNTY OF FORT BEND |

BEFORE ME, the undersigned authority, on this day personally appeared S. H. YAGER, VICE PRESIDENT of GENERAL HOMES CONSOLIDATED COMPANIES, INC, dba 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 26th day of December



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

MARY B. PREVATTE  
TYPE OR PRINT NAME

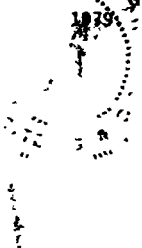
My Commission Expires April 14, 1980

THE STATE OF TEXAS |

COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared Fred L. White, VICE PPESIDENT 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 January,



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 \_\_\_\_\_

Return To:  
EDEN CORPORATION  
7111 HARWIN, #200  
HOUSTON, TEXAS 77036



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:

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 19th day of April, 1979.

STERLING GREEN COMMUNITY IMPROVEMENT  
ASSOCIATION

By John A. Bly  
PRESIDENT JOHN A. BLY

HEMOCRAFT LAND DEVELOPMENT, INC.

By Rick Gadd  
RICK GADD, VICE PRESIDENT

CENTRAL TEXAS CONSOLIDATED COMPANIES, INC.,  
d/b/a TDEN CORPORATION

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

GERRARD SAVINGS ASSOCIATION

Fred L. White  
FRED L. WHITE, VICE PRESIDENT

THE STATE OF TEXAS    X  
COUNTY OF HARRIS    X

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    X  
COUNTY OF HARRIS    X

BEFORE ME, the undersigned authority, on this day personally appeared RICK CADD, Vice President of HEMOCRAFT 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 19<sup>th</sup> 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 \_\_\_\_\_

THE STATE OF TEXAS    X  
COUNTY OF HARRIS    X

128-85-0642

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    X  
COUNTY OF HARRIS    X

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 Lohmeier*  
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 Lohmeier*  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS