

5421

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS

This Declaration of Restrictions and Protective Covenants (the "Declaration") is made as of the 25th day of June, 1992, by ADCO INTERNATIONAL, INC. (the "Declarant"), a Texas corporation.

ARTICLE I

Recitals

Section 1.01. Declarant owns certain real property (the "Property") in Polk County, Texas, described as follows:

Being Lots One (1) through Seventeen (17), inclusive, in Section One (1), of the Deerfield Subdivision in Polk County, Texas, as said lots are depicted upon a plat of said Section One (1) of the Deerfield Subdivision recorded in Volume 11, Page 16 of the Plat Records of Polk County, Texas, to which plat and its recording reference is hereby made for all intents and purposes.

Section 1.02. In order to establish a general plan for the development of the Property, Declarant desires to subject the Property to certain covenants, conditions and restrictions which shall govern the development and improvement of the Property.

ARTICLE II

General Provisions

Section 2.01. Definitions. The following words when used in this Declaration (unless the context shall otherwise prohibit) shall have the following meanings:

- (a) Association - A corporation organized under the Texas Non-Profit Corporation Act, to be known as the "Deerfield Property Owners Association" or by such other name as may be designated at the time of its incorporation as provided in Article III hereof.
- (b) Board - The Board of Directors of the Association as provided in Section 3.05 hereof.
- (c) Committee - The Architectural Control Committee designated and constituted as provided in Article V hereof.
- (d) Common Areas - Those portions of the Property, if any, designated as such on the Recorded Plat and any other property, real or personal, which may be owned by the Association for the use and enjoyment of the Members of the Association.
- (e) Declarant - ADCO International, Inc., a Texas corporation.
- (f) Declaration - This Declaration of Restrictions and Protective Covenants, as the same may be amended at any time and from time to time as provided for herein.
- (g) Easements - Those areas designated as such on the Recorded Plat and any other areas within the Property which may be established as such by the Declarant or other party.
- (h) Member - The owner of each Parcel who shall be a member of the Association as provided in Section 3.03 hereof.
- (i) Owner - The record owner, including Declarant, whether one or more persons or entities, of the fee simple title to any Parcel, excluding those having such interest merely as security for the performance of an obligation.

7507

2016-2064-718

**AMENDED AND RESTATED
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
DEERFIELD SUBDIVISION**

After Recording Return To:

**Tamara R. Gaines
Gregg & Gregg, P.C.
16055 Space Center Boulevard
Suite 150
Houston, TX 77062**