

COMMON AREA AGREEMENT

This Common Area Agreement is made on April 14th, 2017 by 3675 WTCJ TOWNHOMES LLC, a Texas limited liability company (the "Owner") for that certain real property with a legal description as follows: Lots 1 through 36 of Grove at Oak Forest Section 1 as recorded in Volume 670 Page 152 of the Harris County Map Records (the "Property").

Owner intends that a homeowner's association (the "Association") is to provide for the general maintenance and upkeep of the designated common areas on the Property as further delineated in **Exhibit "A"**, attached hereto. The Association shall be responsible for the exterior walls, the drainage, all landscaping, all paving of the interior roads, and all other areas not under the footprint of the units, all of which shall be deemed "Common Area".

EXECUTED on this 14th day of April, 2017.

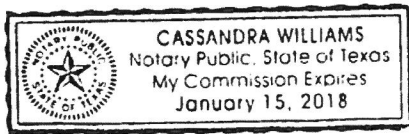
3675 WTCJ TOWNHOMES LLC, a Texas limited liability company

By: [Signature]
Chris Hudson, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on April 14th, 2017, by CHRIS HUDSON, as President of 3675 WTCJ TOWNHOMES LLC on behalf of said company.

[SEAL]

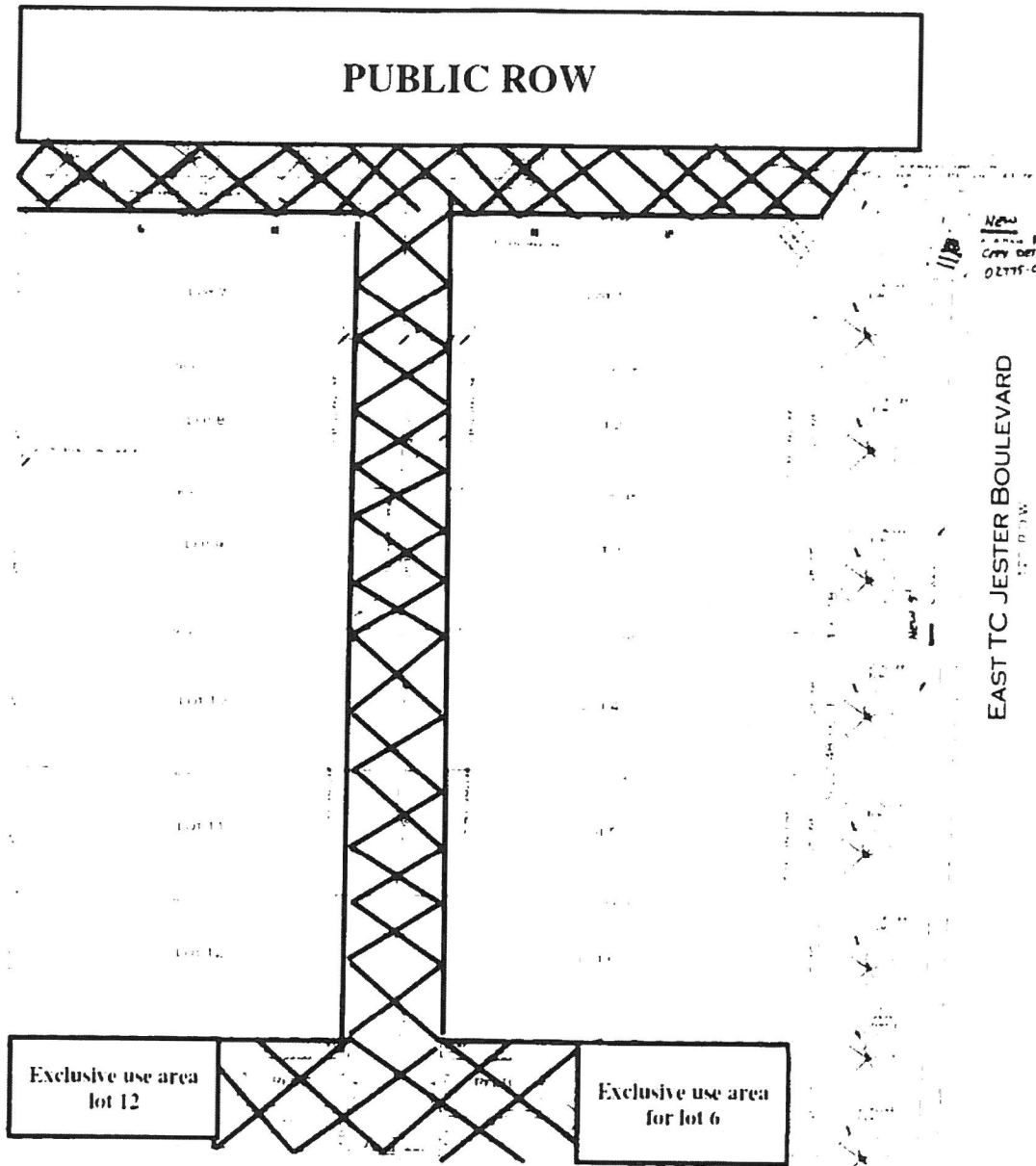


[Signature]
Notary Public in and for
The State of Texas


After recording, please return to:
Murphy & Vickers, PC
11767 Katy Freeway, Suite 850
Houston, Texas 77079

RP-2017-161364

EXHIBIT "A"



RP-201 / -161364

Common Area = 

RP-2017-161364

RP-2017-161364
Pages 3
04/17/2017 11:04 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$20.00

RECORDERS MEMORANDUM
This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE 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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS