

ANNEX
A

OAKCREST COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ANNEXATION OF OAKCREST NORTH SECTION NINE

1EE

1478A-FD-HA501

STATE OF TEXAS §
COUNTY OF HARRIS COUNTY § KNOW ALL MEN BY THESE PRESENTS THAT §

WHEREAS, under date of December 18, 2006, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as Declarant, and joined by the owner of that land platted into that certain subdivision known as Oakcrest Sections One, Two, and Three, according to the plats thereof recorded in Harris County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 20060270582 of the Real Property Records of Harris County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Oakcrest Community Association, Inc. (the "Association"); and

WHEREAS, Article XIII, Section 1 of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs while the Class B membership and Class B voting status are still in existence; and

WHEREAS, Declarant is the owner of the land platted as Oakcrest North Section Nine (9), a subdivision of 10.174 acres out of the William Krueger, Survey, A-1087 and John Shaw Survey, A-721 Harris County, Texas; and recorded under Clerk's File No 20150155987 of the Real Property Records of Harris County, Texas, Film Code 674247 of the Map Records of Harris County, Texas; containing 34 lots and 3 reserves, or if not the owner then the owner has joined herein; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made while the Class B membership and Class B voting status are still in existence.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

1. Oakcrest North Section Nine (9) Lots 1 through 17 of Block 1, Lots 1 through 13 of Block 2, and Lots 1 through 4 of Block 4 hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if Oakcrest North Section Nine (9) had been named and described in the Declaration.

2. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Oakcrest North Section Nine (9) as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Oakcrest North Section Nine (9).

3. Article V, Section 1 (i) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Oakcrest North Section Nine (9) located on the common property lines listed below.

ER 069-27-1558

The six foot (6') high capped wood fence on the side and rear common property line on Lots 1 through 4 of Block 4 and Restricted Reserve "A", Oakcrest North Section Nine (9).

The six foot (6') high capped wood fence on the side common property line on Lot 1 through the 27.49' south side on Lot 5 of Block 1 and Restricted Reserve "B", Oakcrest North Section Nine (9).

4. Article VIII Section 21 of the Declaration defines the use and criteria of Walls, Fences, and Hedges:

The side fence on Lot 13 of Block 2 along Dundas Drive, Oakcrest North Section Nine (9), shall be capped wood fence. Capped wood fence shall have three stringers, with a two inch (2") by six inch (6") cap, one inch (1") by six inch (6") fascia and a one inch (1") by two inch (2") trim affixed to the top stringer. Height is limited to six (6) feet nominal measurement above natural grade. As stated in the Residential Architectural Guidelines for Oakcrest Community Association, Inc. fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees required along the side right-of-way.

The side fence on Lot 7 of Block 2 along Dappled Court, Oakcrest North Section Nine (9), shall be capped wood fence. Capped wood fence shall have three stringers, with a two inch (2") by six inch (6") cap, one inch (1") by six inch (6") fascia and a one inch (1") by two inch (2") trim affixed to the top stringer. Height is limited to six (6) feet nominal measurement above natural grade. As stated in the Residential Architectural Guidelines for Oakcrest Community Association, Inc. fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees required along the side right-of-way.

The side fence on Lot 5 of Block 2 along Heartsong Drive, Oakcrest North Section Nine (9), shall be capped wood fence. Capped wood fence shall have three stringers, with a two inch (2") by six inch (6") cap, one inch (1") by six inch (6") fascia and a one inch (1") by two inch (2") trim affixed to the top stringer. Height is limited to six (6) feet nominal measurement above natural grade. As stated in the Residential Architectural Guidelines for Oakcrest Community Association, Inc. fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees required along the side right-of-way.

The side fence on Lot 1 of Block 2 along Montreal Drive, Oakcrest North Section Nine (9), shall be capped wood fence. Capped wood fence shall have three stringers, with a two inch (2") by six inch (6") cap, one inch (1") by six inch (6") fascia and a one inch (1") by two inch (2") trim affixed to the top stringer. Height is limited to six (6) feet nominal measurement above natural grade. As stated in the Residential Architectural Guidelines for Oakcrest Community Association, Inc. fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees required along the side right-of-way.

The fence on Lot 17 of Block 1 along Plume Grass Drive, Oakcrest North Section Nine (9), shall be capped wood fence. Capped wood fence shall have three stringers, with a two inch (2") by six inch (6") cap, one inch (1") by six inch (6") fascia and a one inch (1") by two inch (2") trim affixed to the top stringer. Height is limited to six (6) feet nominal measurement above natural grade. As stated in the Residential Architectural Guidelines for Oakcrest Community Association, Inc. fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees required along the side right-of-way.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 11 day of May, 2015.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

3OR

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

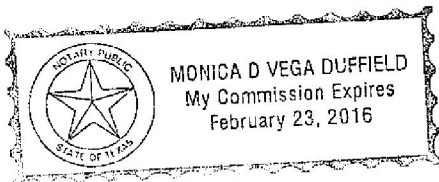
[Handwritten signature]
By: *[Handwritten signature]*
John W. Hammond
Vice President

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument is acknowledged before me on May 11, 2015 by John W. Hammond, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.



[Handwritten signature]
Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
550 Greens Parkway, Suite 100
Houston, TX 77067-4526
Attn: Monica Vega-Duffield

ER 069-27-1560

20150204083
Pages 4
05/14/2015 08:33 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

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

ER 069-27-1561