

43727

GLENN LAKES

RECIPROCAL AGREEMENT

This agreement is entered into by and between LAKE OLYMPIA DEVELOPMENT, N.V. ("Lake Olympia"), LAKE OLYMPIA CIVIC ASSOCIATION ("Association") and the undersigned owners of lots in Glen Lakes Subdivision, Fort Bend County, Texas ("Owners") as follows:

1. Lake Olympia will enter into and is hereby authorized on behalf of the Owners to enter into, a construction contract for the dredging of the lake ("Owners' Lake") that is a part of the Owners' property, as hereinafter described in Exhibit "A" attached hereto and made a part hereof ("Owners' Property") pursuant to contract documents previously submitted to and approved by the Owners ("Contract Documents"). The Contract Documents provide, among other things, that the contractor shall maintain appropriate liability insurance and performance and payment bonds and that proper drainage will be maintained during the course of construction.

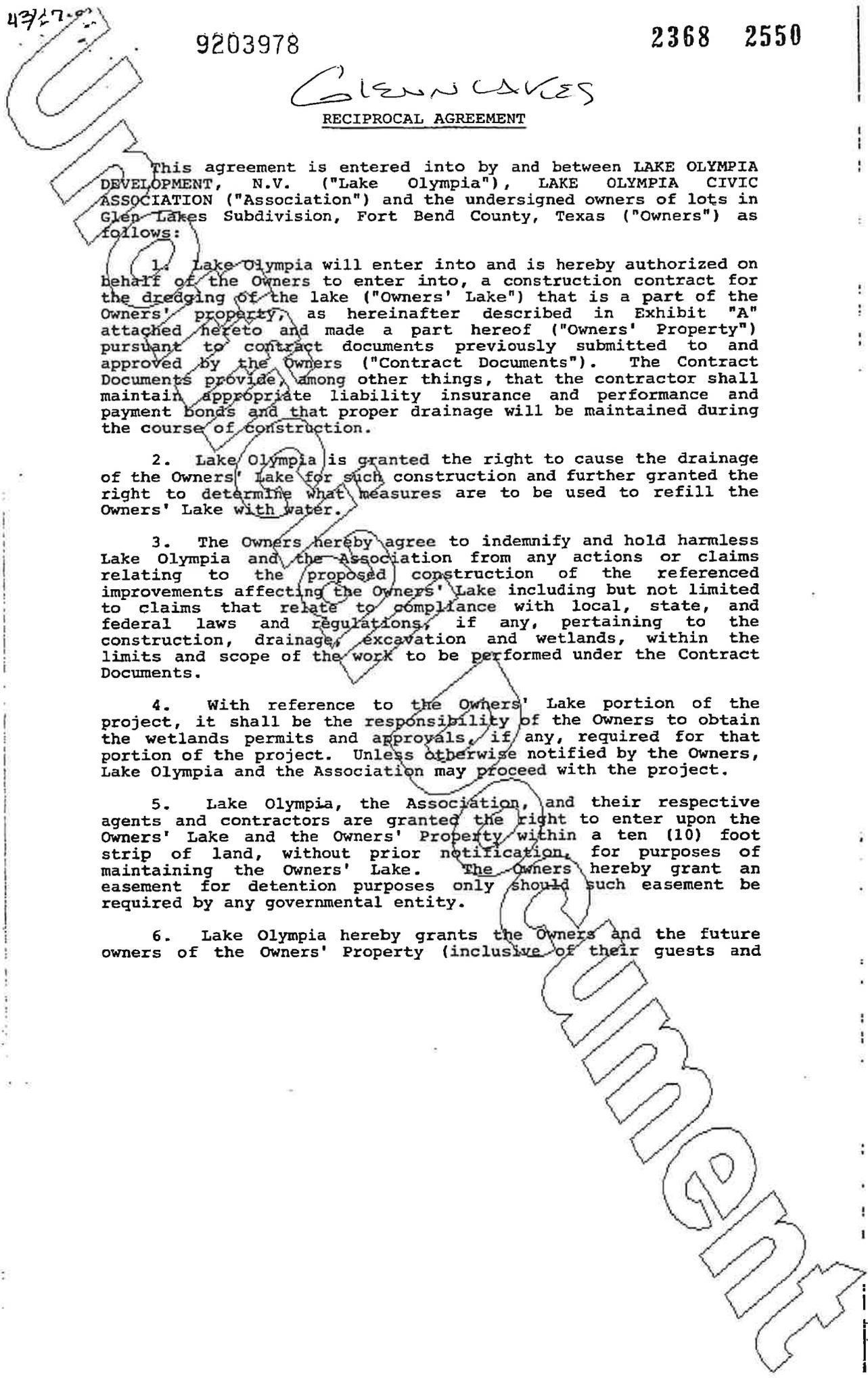
2. Lake Olympia is granted the right to cause the drainage of the Owners' Lake for such construction and further granted the right to determine what measures are to be used to refill the Owners' Lake with water.

3. The Owners hereby agree to indemnify and hold harmless Lake Olympia and the Association from any actions or claims relating to the proposed construction of the referenced improvements affecting the Owners' Lake including but not limited to claims that relate to compliance with local, state, and federal laws and regulations, if any, pertaining to the construction, drainage, excavation and wetlands, within the limits and scope of the work to be performed under the Contract Documents.

4. With reference to the Owners' Lake portion of the project, it shall be the responsibility of the Owners to obtain the wetlands permits and approvals, if any, required for that portion of the project. Unless otherwise notified by the Owners, Lake Olympia and the Association may proceed with the project.

5. Lake Olympia, the Association, and their respective agents and contractors are granted the right to enter upon the Owners' Lake and the Owners' Property within a ten (10) foot strip of land, without prior notification, for purposes of maintaining the Owners' Lake. The Owners hereby grant an easement for detention purposes only should such easement be required by any governmental entity.

6. Lake Olympia hereby grants the Owners and the future owners of the Owners' Property (inclusive of their guests and



invitees) a non-exclusive easement appurtenant to the Owners' Property to utilize the surface and waters the lakes in the Lake Olympia development as set forth in 404 permit No. 16350(01) ("Lakes"), solely for recreational purposes, inclusive of ingress and egress between the Lake and the Owners' Lake in connection therewith, subject to all rules, regulations and restrictions, now or hereafter promulgated by Lake Olympia, the Association, and any municipal utility district which in the future owns all or any portion of the Lakes or has jurisdiction thereof, for detention purposes. This grant shall not constitute, or be deemed to constitute, the grant of any rights other than as specifically set forth herein. This grant is subject to revocation, after due notice to the Owners and reasonable opportunity to correct, upon a failure of the Owners to comply with the terms and conditions of this agreement or upon the filing of any claim or action relating to the construction by the Owners or by the non-participatory owners. Non-participatory owners is defined to mean any owner or property affected by the construction and not a party to this agreement.

7. The Owners hereby grant Lake Olympia, the Association and all of its members, and the future owners of the Lakes (inclusive of their respective guests and invitees), a non-exclusive and perpetual easement to utilize the surface and water of the Owners' Lake for recreational purposes and for the purposes set forth in paragraph 5 above, inclusive of ingress and egress between the Owners' Lake and the Lakes in connection with such purposes. This grant shall not constitute, or be deemed to constitute, the grant of any rights other than as specifically set forth herein.

8. The right granted herein to the Owners is appurtenant to the Owners' Property and such right may not be transferred, assigned or encumbered, except as an appurtenance to the Owners' Property. The right herein granted by Lake Olympia to the Owners shall be perpetual for as long as the Owners' Property is utilized for single family residences and for as long as the owners of the Owners' Property timely pay the aggregate contribution as set forth above and otherwise comply with this agreement.

9. The Owners agree to pay an annual aggregate fee of \$1,080.00 (to be divided equally among each of the Owners) to the Association to be used for maintenance of the Owners' Lake and the Lakes. Such contribution shall be due and payable on or before January 1 of each year, beginning January 1, 1991. The contribution may be increased by five percent (5%) per annum upon a vote of the board of the Association to cover increased costs for the maintenance of the Owners' Lake and the Lakes. Any increase in excess of five percent (5%) per annum will require a majority vote of the Owners.

10. The covenants and agreements contained herein are to run with the land and shall be binding upon, benefit and inure to each owner of the Owners' Property and the Lakes, the Association and its members, and their successors and assigns.

11. The grants of the easements set forth above are made subject compliance with this agreement and to all restrictions, covenants, conditions, easements, assessments and other matters of title applicable to and enforceable against the property covered by the easements as reflected in the records of the county clerk of Fort Bend County, Texas.

EXECUTED the date of the acknowledgments, but effective this 1<sup>st</sup> day of August, 1990.

LAKE OLYMPIA DEVELOPMENT, N.V.

BY: [Signature]  
NAME: Andrew Choy  
TITLE: President

LAKE OLYMPIA CIVIC ASSOCIATION

BY: [Signature]  
NAME: Joba R. Moy  
TITLE: President

[Signature]  
~~David P. Veselka~~  
Heyward H. Nussbaum, D.P.A.

[Signature]  
~~Deborah Veselka~~  
Melba John Davis Nussbaum

Lot 8 Block 48

[Signature]  
John Turner

Return To:  
Lake Olympia Development  
2700 Lake Olympia Parkway  
Missouri City, Texas 77459

Marilyn P. Weaver  
Marilyn P. Weaver

Lot 10, Block 48

Winford R. Holloway  
Winford R. Holloway

Lonnie Pat Holloway  
Lonnie Pat Holloway

Lot 11, Block 48

Ray Traber  
Raymond L. Traber

Ramona Traber  
Ramona Traber

Lot 12, Block 48

Samuel Jackson, Jr.  
Samuel Jackson, Jr.

Maryann Jackson  
Maryann Jackson

Lot 13, Block 48

See Additional Signature Page  
Joseph K. Morris

Lot 14, Block 48

James T. Buckley  
James T. Buckley

Barbara A. Buckley  
Barbara A. Buckley

Lot 15, Block 48

BENJAMIN FRANKLIN FEDERAL SAVINGS  
ASSOCIATION

BY: William D. McNeil  
NAME: Benjamin Franklin Federal Savings  
TITLE: Real Estate Officer

Lot 16, Block 48

William K. Hastings  
William K. Hastings

Wanda K. Hastings  
Wanda R. Hastings

Lot 17, Block 48

Mark Edward Moore  
Mark Edward Moore

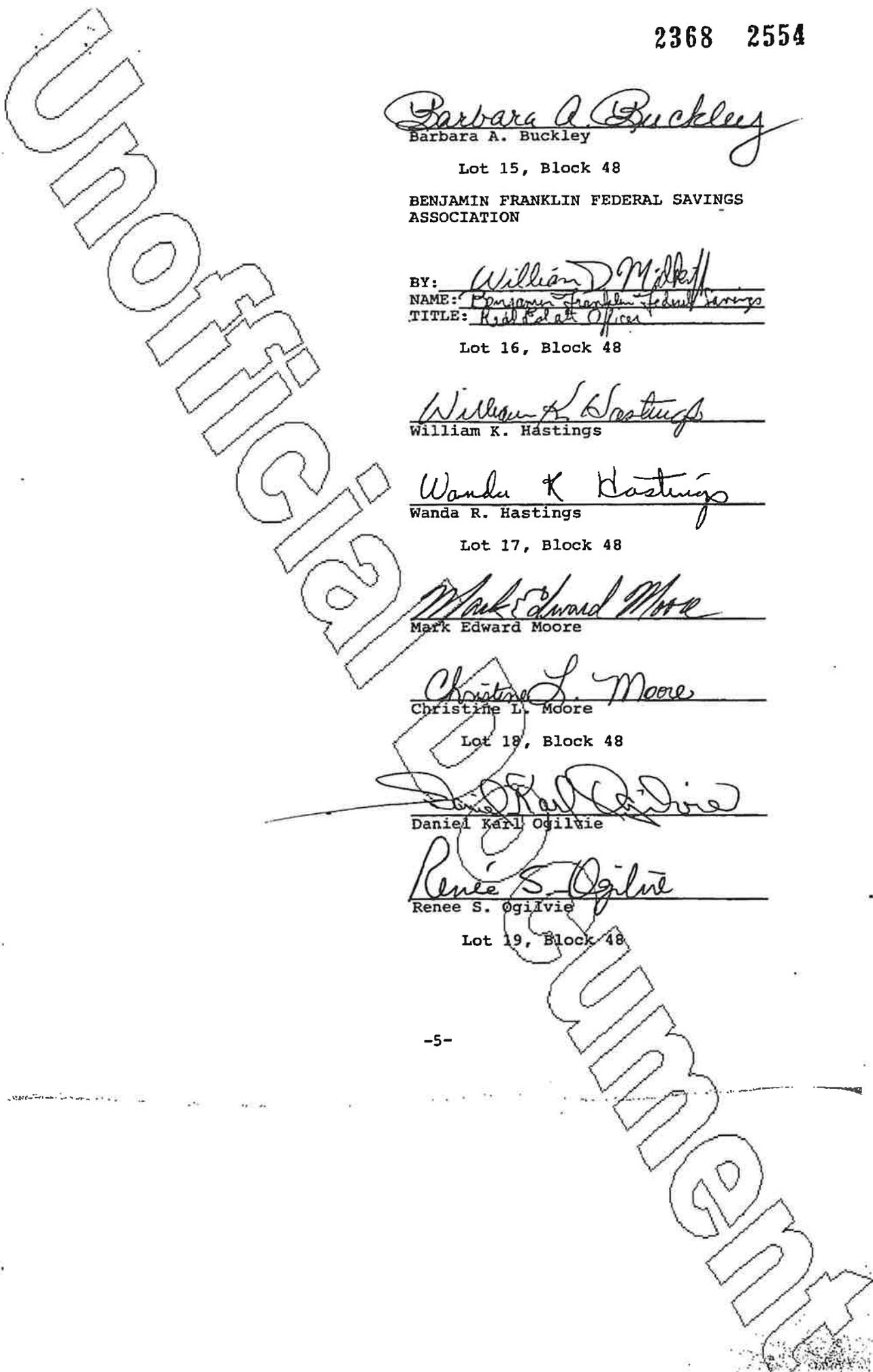
Christine L. Moore  
Christine L. Moore

Lot 18, Block 48

Daniel Karl Ogilvie  
Daniel Karl Ogilvie

Renee S. Ogilvie  
Renee S. Ogilvie

Lot 19, Block 48



James M. Keener Emerald Lake  
James M. Keener

Lot 20, Block 48

Sidney S. Eason  
Sidney S. Eason

Suzie K. Eason  
Suzie K. Eason

Lot 21, Block 48

Kay C. Nash  
Kay C. Nash

Lot 22, Block 48

Richard R. Watson  
Richard R. Watson

Suzanne S. Watson  
Suzanne S. Watson

Lot 23, Block 48

Jack A. Shubert  
Jack A. Shubert

Linda E. Shubert  
Linda E. Shubert

Lot 24, Block 48

Larry Wayne Ammons  
Larry Wayne Ammons

Unofficial

Document

AS PER ORIGINAL

Linda Sue Ammons  
Linda Sue Ammons

Lot 25, Block 48

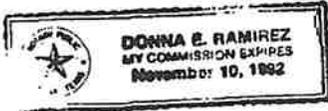
Doyle W. Reynolds  
Doyle W. Reynolds

Mavis J. Reynolds  
Mavis J. Reynolds

Lot 26, Block 48

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

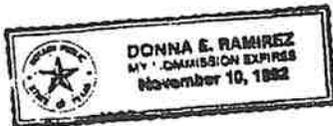
This instrument was acknowledged before me on the 30th day of Aug, 1990, by Andrew Choy, President of LAKE OLYMPIA DEVELOPMENT, N.V., on behalf of said LAKE OLYMPIA DEVELOPMENT, N.V.



Donna E. Ramirez  
Notary Public, State of Texas  
Name: Donna E. Ramirez  
My Commission Expires: 11/10/92

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 30th day of August, 1990, by John R. May, President of LAKE OLYMPIA CIVIC ASSOCIATION, on behalf of said LAKE OLYMPIA CIVIC ASSOCIATION.



Donna E. Ramirez  
Notary Public, State of Texas  
Name: Donna E. Ramirez  
My Commission Expires: 11/10/92

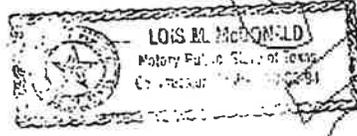
THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 17th  
day of October 1991, ~~1990~~, by David F. Veselka  
1991 Myraud M. Nussbaum

Carol R Jordan  
Notary Public, State of Texas COUNTY OF  
Name: Carol R Jordan HARRIS  
My Commission Expires: 05/21/93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 22ND  
day of OCTOBER, 1990, by Deborah Veselka  
MELBA JEAN NUSSBAUM



Lois M. McDonald  
Notary Public, State of Texas  
Name: Lois M. McDonald  
My Commission Expires: 10-23-94

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 24th  
day of September, 1990, by John Turner.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93

UNRECORDED

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 24<sup>th</sup>  
day of August, 1990, by Marilyn P. Weaver.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-2-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

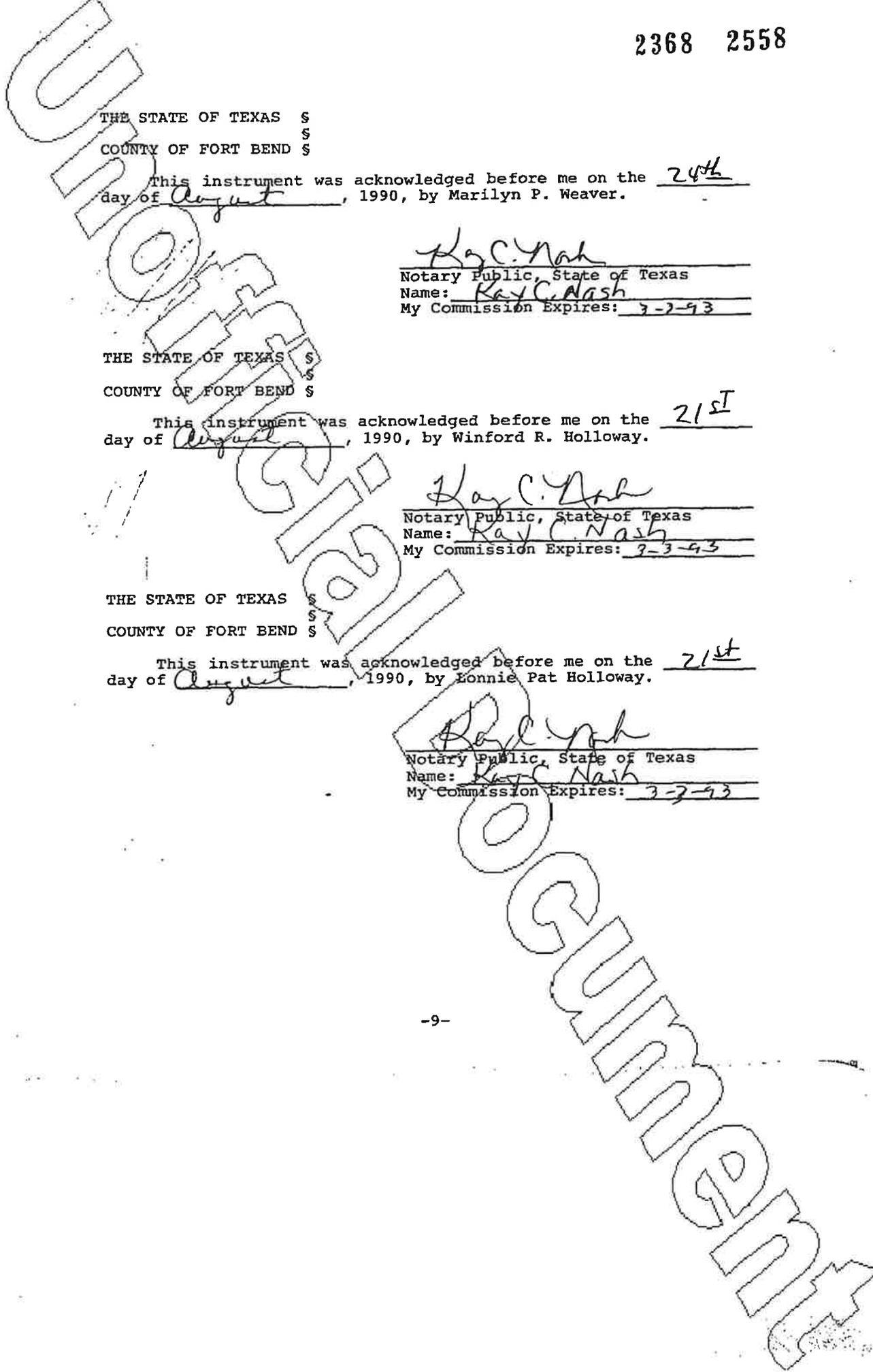
This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Winford R. Holloway.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Lonnie Pat Holloway.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-2-93



THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Raymond L. Traber.

Kay C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

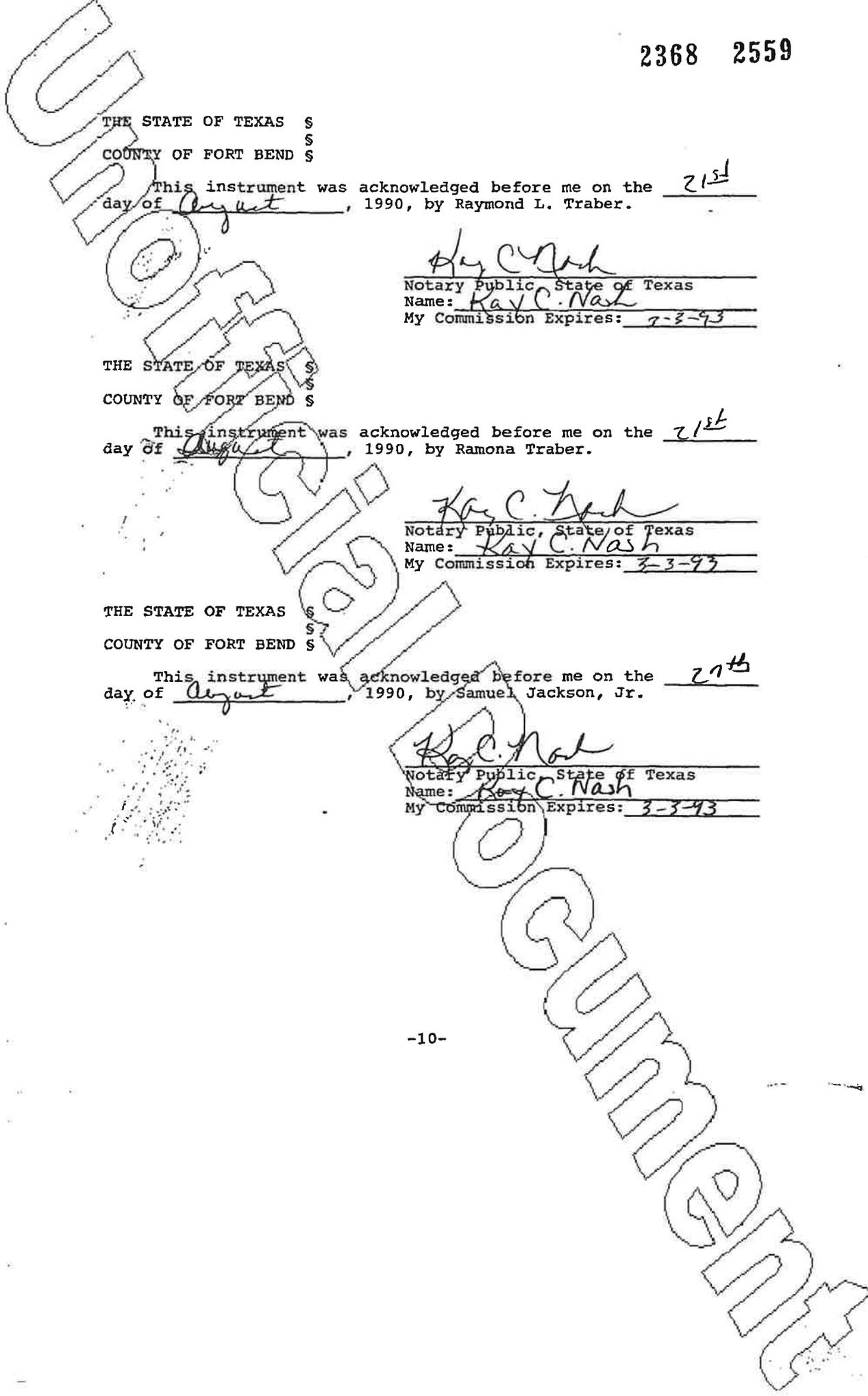
This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Ramona Traber.

Kay C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Samuel Jackson, Jr.

Kay C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93



THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 27<sup>th</sup>  
day of August, 1990, by Maryann Jackson.

K.C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

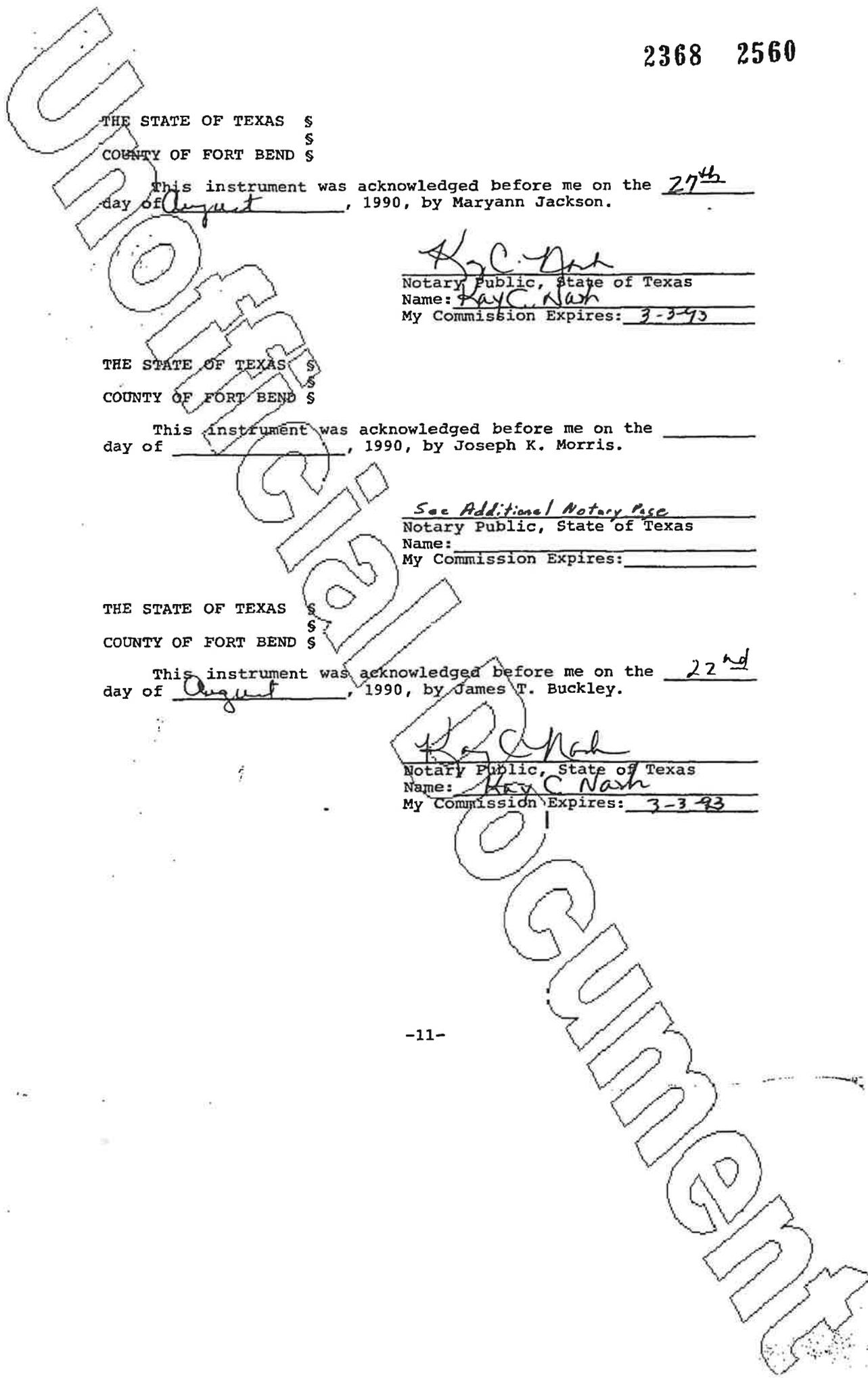
This instrument was acknowledged before me on the \_\_\_\_\_  
day of \_\_\_\_\_, 1990, by Joseph K. Morris.

See Additional Notary Page  
Notary Public, State of Texas  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 22<sup>nd</sup>  
day of August, 1990, by James T. Buckley.

K.C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93



THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 22<sup>nd</sup>  
day of August, 1990, by Barbara A. Buckley.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 5th  
day of September, 1990, by William D. Midkiff  
Real Estate Officer of Benjamin Franklin Federal Savings  
Association, on behalf of said savings association.



Mary Ellen Cramer  
Notary Public, State of Texas  
Name: Mary Ellen Cramer  
My Commission Expires: 10/24/90

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by William K. Hastings.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93

DUPLICATE DOCUMENT

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Wanda R. Hastings.

Kay C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 22<sup>nd</sup>  
day of August, 1990, by Mark Edward Moore.

Kay C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 22<sup>nd</sup>  
day of August, 1990, by Christine L. Moore.

Kay C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 27<sup>th</sup>  
day of August, 1990, by Daniel Karl Ogilvie.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

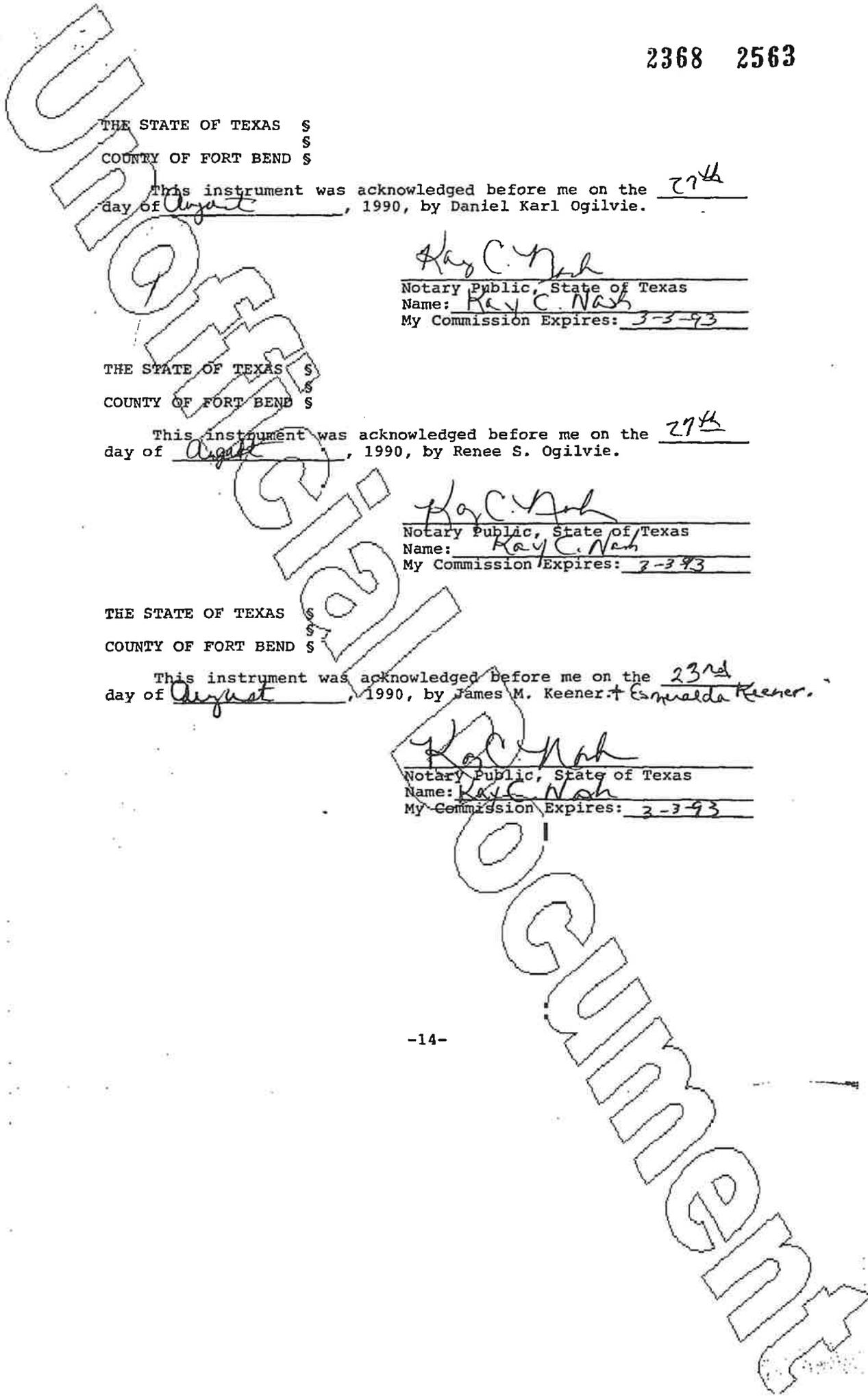
This instrument was acknowledged before me on the 27<sup>th</sup>  
day of August, 1990, by Renee S. Ogilvie.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 2-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 23<sup>rd</sup>  
day of August, 1990, by James M. Keener + Esmeralda Keener.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 2-3-93



THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Sidney S. Eason.

Kay C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

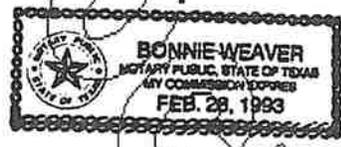
This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Suzie K. Eason.

Kay C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 29<sup>th</sup>  
day of August, 1990, by Kay C. Nash.

Bonnie Weaver  
Notary Public, State of Texas  
Name: Bonnie Weaver  
My Commission Expires: 2-28-93



DUPLICATE

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 23<sup>rd</sup>  
day of August, 1990, by Richard R. Watson.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

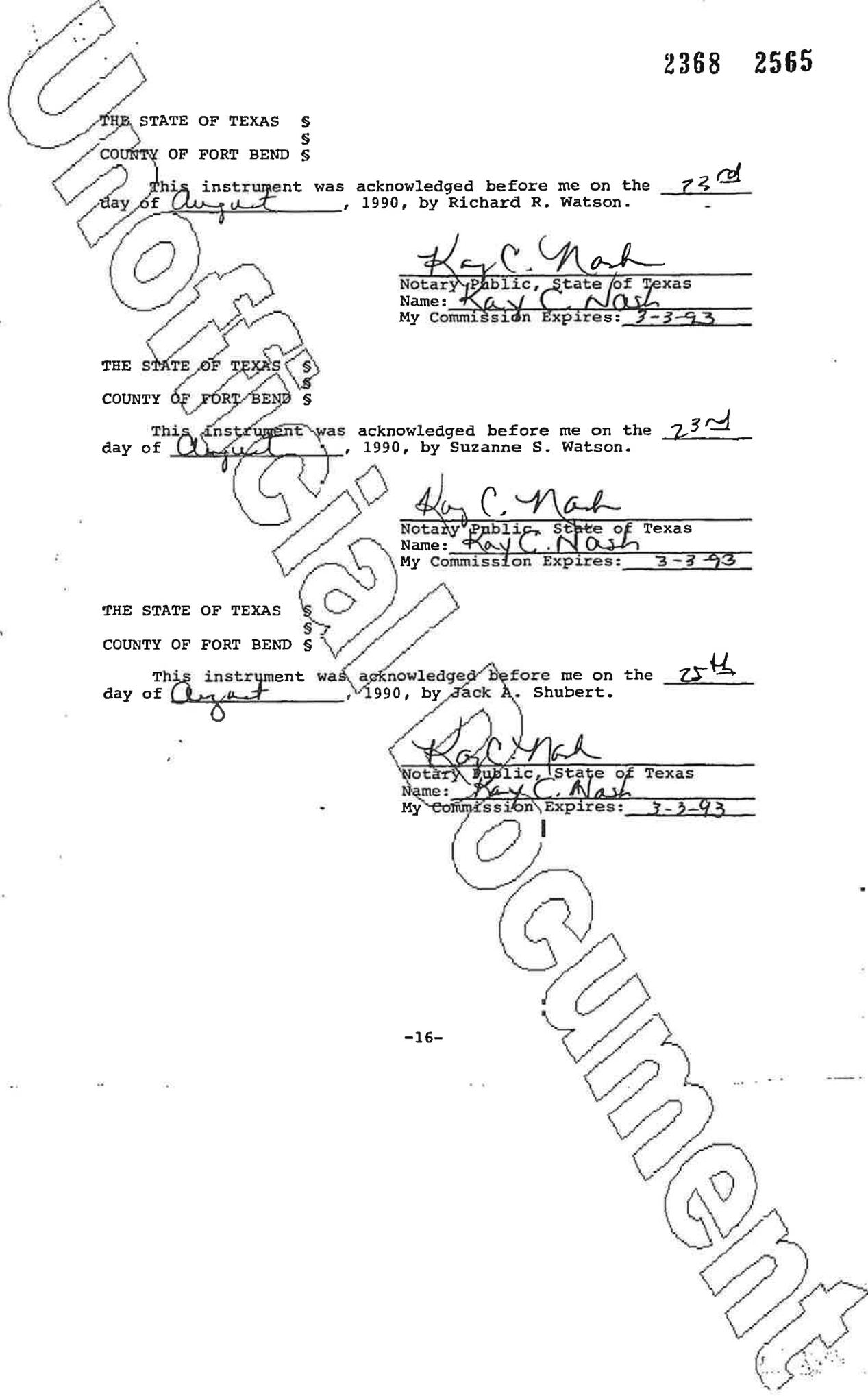
This instrument was acknowledged before me on the 23<sup>rd</sup>  
day of August, 1990, by Suzanne S. Watson.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 25<sup>th</sup>  
day of August, 1990, by Jack A. Shubert.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93



THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 25<sup>th</sup>  
day of August, 1990, by Linda E. Shubert.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 7-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

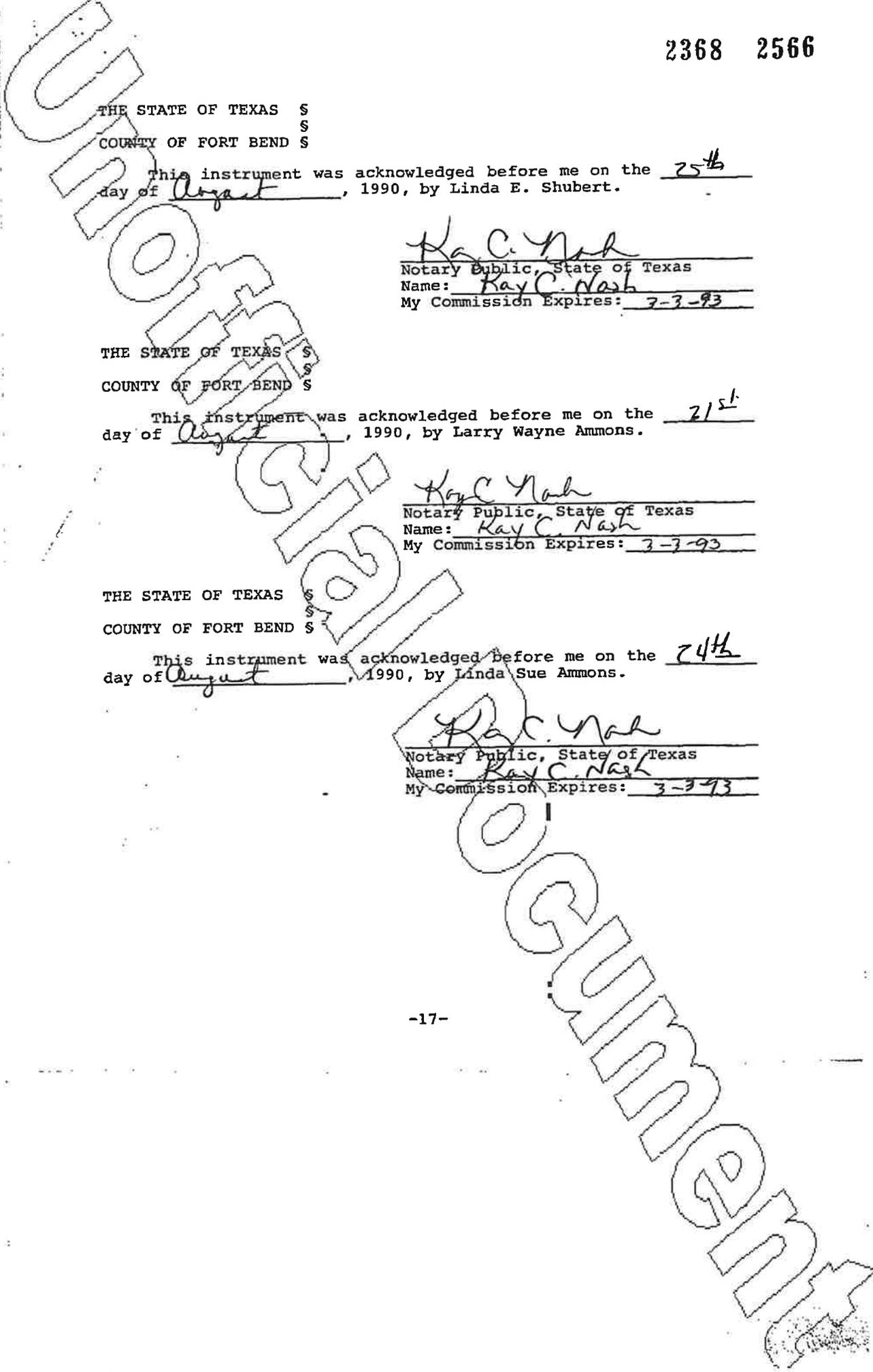
This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Larry Wayne Ammons.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 24<sup>th</sup>  
day of August, 1990, by Linda Sue Ammons.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93



THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Doyle W. Reynolds.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 21<sup>st</sup>  
day of August, 1990, by Maris J. Reynolds.

Ray C. Nash  
Notary Public, State of Texas  
Name: Ray C. Nash  
My Commission Expires: 3-3-93

049010.034(3) lsd

UNRECORDED  
ORIGINAL DOCUMENT

EXHIBIT "A"

Lots 9 through 26, inclusive, in Block 48 of Quail Valley Subdivision, Glen Lakes Section, an addition in Fort Bend County, Texas, according to the map, plat or replat thereof recorded in Volume 13, Page 2, Plat Records of Fort Bend County, Texas.

049011.056(2)13d

UNOFFICIAL DOCUMENT

AS PER ORIGINAL

~~Marilyn P. Weaver~~  
Marilyn P. Weaver

Lot 10, Block 48

~~Winford R. Holloway~~  
Winford R. Holloway

~~Lonnie Pat Holloway~~  
Lonnie Pat Holloway

Lot 11, Block 48

~~Ray Traber~~  
Raymond L. Traber

~~Ramona Traber~~  
Ramona Traber

Lot 12, Block 48

~~Samuel Jackson, Jr.~~  
Samuel Jackson, Jr.

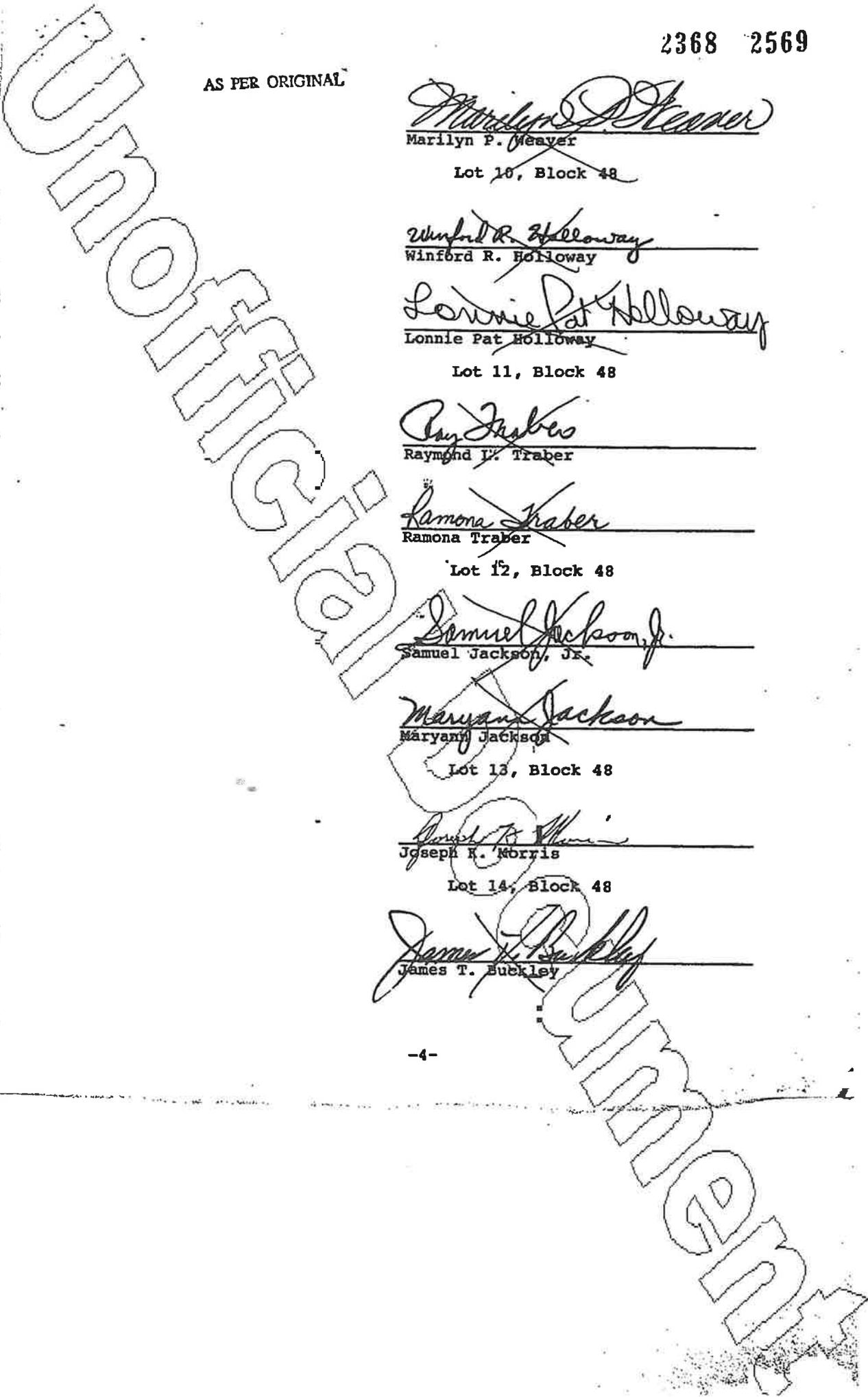
~~Maryann Jackson~~  
Maryann Jackson

Lot 13, Block 48

~~Joseph K. Morris~~  
Joseph K. Morris

Lot 14, Block 48

~~James T. Buckley~~  
James T. Buckley



THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 27<sup>th</sup>  
day of August, 1990, by Maryann Jackson.

Kay C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 5<sup>th</sup>  
day of October, 1990, by Joseph K. Morris.

[REDACTED]

Robert E. Williams  
Notary Public, State of Texas  
Name: Robert E. Williams  
My Commission Expires: 2-14-91

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 22<sup>nd</sup>  
day of August, 1990, by James T. Buckley.

Kay C. Nash  
Notary Public, State of Texas  
Name: Kay C. Nash  
My Commission Expires: 3-3-93

COPIED DOCUMENT

FILED

'92 JAN 21 AIO:53

*Rianne Hilson*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

STATE OF TEXAS COUNTY OF FORT BEND  
I, hereby certify that this instrument was filed on  
the date and time stamped hereon by me and was duly recorded  
in the volume and page of the Official Records of Fort Bend  
County, Texas as stamped by me.

JAN 23 1992



*Rianne Hilson*  
County Clerk, Fort Bend Co., Tex.

UNOFFICIAL DOCUMENT