

N865358

109-54-2767

SUPPLEMENTAL DECLARATION

FOR

89/10/92 86515732 N865358 3 17 98

TWIN LAKES, SECTION FOUR

*Annex*

THE STATE OF TEXAS  
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, by instrument designated as the "Declaration of Covenants, Conditions and Restrictions For Twin Lakes, Section One", executed by Oakreal Corporation, as Declarant, and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. M-249843, and refiled under County Clerk's Files Nos. M-259977, M-350960 and N-082649, (said instrument as corrected and refiled being hereinafter referred to as "the Declaration"), that certain tract and parcel of land described therein and known as TWIN LAKES, SECTION ONE (hereinafter referred to as "Section One"), was encumbered and subjected to certain easements, covenants, restrictions, conditions and charges described in the Declaration, reference to which is hereby made for a more particular description thereof and for all other pertinent purposes; and

17  
2

WHEREAS, Section 6 (Annexation) of Article IX (General Provisions) of the Declaration provides that additional land within the area described in Exhibit "A" attached to the Declaration may be annexed from time to time by the Declarant, Oakreal Corporation, its successors or assigns, without the consent of other Owners (as defined in the Declaration), or their mortgagees, within ten (10) years of the date of recording of the Declaration; and

WHEREAS, by instrument designated as the "Supplemental Declaration for Twin Lakes, Section Two" and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. N-168846, certain additional property within the area described in Exhibit "A" attached to the Declaration, specifically Twin Lakes, Section Two, being a 19.7277 acre subdivision located in Harris County, Texas, according to the map of said subdivision recorded in Film Code No. 349028 of the Map Records of Harris County, Texas

(hereinafter referred to as "Section Two") was annexed to "Section One" under and pursuant to the provisions of Section 6 of Article IX of the Declaration and submitted and subjected to the easements, restrictions, covenants, conditions and charges contained in the Declaration and submitted to the jurisdiction of Twin Lakes Homeowners Association, Inc. (hereinafter referred to as the "Association"), with the same force and effect as if "Section Two" had been originally included in the Declaration as part of the original development; and

WHEREAS, by instrument designated as the "Supplemental Declaration for Twin Lakes, Section Three" and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. N865354, certain additional property within the area described in Exhibit "A" attached to the Declaration, specifically Twin Lakes, Section Three, being a 46.1496 acre subdivision located in Harris County, Texas, according to the map of said subdivision recorded in Film Code No. 352012 of the Map Records of Harris County, Texas (hereinafter referred to as "Section Three") was annexed to "Section One and Section Two" under and pursuant to the provisions of Section 6 of Article IX of the Declaration and submitted and subjected to the easements, restrictions, covenants, conditions and charges contained in the Declaration and submitted to the jurisdiction of the Association, with the same force and effect as if "Section Three" had been originally included in the Declaration as part of the original development; and

WHEREAS, Oakreal Corporation, a Texas corporation, is the owner of certain additional property within the area described in Exhibit "A" attached to the Declaration and more particularly described as follows, to-wit:

TWIN LAKES, SECTION FOUR, a Subdivision of 16.0093 acres out of the W. C. R.R. Co. Survey, Abstract No. 920, Harris County, Texas, according to the map or plat of said subdivision recorded under Film Code No. 353015 of the Map Records of Harris County, Texas,

which Twin Lakes, Section Four shall hereinafter be referred to as "Section Four"; and

109-54-2769

WHEREAS, Oakreal Corporation, as the owner of "Section Four", desires to annex said "Section Four" to "Section One", "Section Two" and "Section Three" and to extend and include to said "Section Four" by such annexation all the easements, covenants and conditions, restrictions, charges and all other applicable provisions of the Declaration.

NOW, THEREFORE, OAKREAL CORPORATION, acting herein by and through its duly authorized officers, hereby annexes said "Section Four" to said "Section One", "Section Two" and "Section Three" under and pursuant to the provisions of Section 6 of Article IX of the Declaration, and declares that all of the property comprising "Section Four" shall be held, sold and conveyed subject to the easements, restrictions, covenants, conditions and charges contained in the Declaration, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the property covered thereby. "Section Four" is hereby submitted to the jurisdiction of the Association, with the same force and effect as if "Section Four" was originally included in the Declaration as a part of the original development. The easements, covenants, restrictions, conditions and charges of the Declaration shall be binding upon all parties having or acquiring any right, title or interest in said "Section Four", or any part thereof, and shall inure to the benefit of each Owner thereof (as defined in the Declaration). The Declaration is amended to the extent that (i) any specific reference to "Section One", the "Property" or the "Properties" shall also refer to and include "Section Four", wherever and whenever applicable, and (ii) any specific reference to "Common Properties" shall also refer to and include Restricted Reserve "A" and Restricted Reserve "B" as delineated and defined on the recorded map of TWIN LAKES, SECTION FOUR, referenced above.

In addition, the recorded map of TWIN LAKES, SECTION FOUR, referenced above, establishes certain dedications, limitations, reservations and restrictions applicable to the property covered thereby and each of such dedications, limitations, restrictions and reservations are incorporated herein by reference and made a

109-54-2770

part hereof as if fully set forth herein, and shall be construed as being adopted in each and every contract, deed or conveyance executed or to be executed by or on behalf of Declarant, Oakreal Corporation, its successors and assigns, conveying said property or any part thereof.

The undersigned TWIN LAKES HOMEOWNERS ASSOCIATION, INC. joins in the execution of this instrument for the purpose of evidencing its consent and agreement to the annexation of "Section Four" and the establishment of the easements, restrictions, covenants, conditions and charges contained in the Declaration covering "Section Four".

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and seals this 24 day of July, A. D., 1992.

ATTEST:

Nancy Baraban  
Name: Nancy Baraban  
Title: Secretary

OAKREAL CORPORATION, a Texas corporation

By: Laurie S. Arnold  
Laurie S. Arnold,  
Vice President

*Handwritten initials: P for*

ATTEST:

Cecil L. Holley  
Cecil L. Holley,  
Secretary

TWIN LAKES HOMEOWNERS ASSOCIATION, INC., a Texas corporation

By: Laurie S. Arnold  
Laurie S. Arnold,  
President

*Handwritten initials: W*

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me this 24 day of July, A. D., 1992, by Laurie S. Arnold, Vice President of OAKREAL CORPORATION, a Texas corporation, on behalf of said corporation.



Pam L. Meador  
Notary Public - State of Texas

THE STATE OF TEXAS

109-54-2771

COUNTY OF HARRIS

This instrument was acknowledged before me this 24 day of July, A. D., 1992, by Laurie S. Arnold, President of TWIN LAKES HOMEOWNERS ASSOCIATION, INC., a Texas corporation, on behalf of said corporation.



Pam L. Meador  
Notary Public - State of Texas

LANDARITWNLAKESUP21E21.RES

RETURN TO:  
VANGUARD TITLE CO.  
CLC ole GF  
2700 POST OAK BLVD. #1300  
HOUSTON, TEXAS 77056

CONSENT OF MORTGAGEE

109-54-2772

The undersigned, SUGAR CREEK NATIONAL BANK, being the owner and holder of an existing mortgage lien upon and against the land and property described as "Section Four" in the foregoing Supplemental Declaration, as such mortgagee and lienholder, hereby joins in the execution hereof for the purpose of subordinating all of the liens held by it against the land and property described as "Section Four" in the foregoing Supplemental Declaration and consents to said Supplemental Declaration, and to the recording of same for submission of the "Section Four" to the reservations, restrictions, covenants and conditions of the Declaration; and SUGAR CREEK NATIONAL BANK hereby agrees that a foreclosure of its mortgage lien shall not affect such reservations, restrictions, covenants and conditions.

This consent shall not be construed or operate as a release of said mortgage or liens owned and held by the undersigned, or any part thereof.

Executed by the undersigned officer(s) of said SUGAR CREEK NATIONAL BANK, hereunto authorized, this the 31st day of July, A. D., 1992.

~~WITNESSES~~

SUGAR CREEK NATIONAL BANK

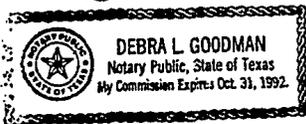
\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: William G. Barnett  
William G. Barnett,  
Vice President

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me this 31st day of July, A. D., 1992, by William G. Barnett, Vice President of SUGAR CREEK NATIONAL BANK, on behalf of said bank.



Debra L. Goodman  
Notary Public - State of Texas

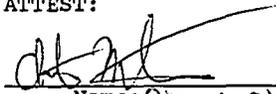
109-54-2773

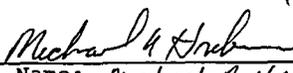
CONSENT OF MORTGAGEE

The undersigned, NAB ASSET CORPORATION, being the owner and holder of an existing mortgage lien upon and against the land and property described as "Section Four" in the foregoing Supplemental Declaration, as such mortgagee and lienholder, hereby joins in the execution hereof for the purpose of subordinating all of the liens held by it against the land and property described as "Section Four" in the foregoing Supplemental Declaration and consents to said Supplemental Declaration, and to the recording of same for submission of the "Section Four" to the reservations, restrictions, covenants and conditions of the Declaration; and NAB ASSET CORPORATION hereby agrees that a foreclosure of its mortgage lien shall not affect such reservations, restrictions, covenants and conditions.

This consent shall not be construed or operate as a release of said mortgage or liens owned and held by the undersigned, or any part thereof.

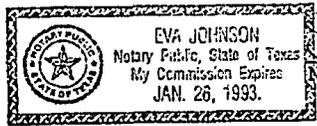
Executed by the undersigned officer(s) of said NAB ASSET CORPORATION, hereunto authorized, this the 29 day of July, A. D., 1992.

ATTEST:  
  
Name: Christopher D. Williams  
Title: Senior Vice President

NAB ASSET CORPORATION  
By:   
Name: Michael A. Hebenwar  
Title: President & CEO

THE STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me this 29 day of July, A. D., 1992, by Michael A. Hebenwar, President & CEO of NAB ASSET CORPORATION, on behalf of said corporation.



  
Notary Public - State of Texas

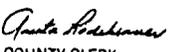
RECORDER'S MEMORANDUM  
ALL BLACKOUTS, ADDITIONS AND CHANGES  
WERE PRESENT AT THE TIME THE INSTRUMENT  
WAS FILED AND RECORDED.

FILED  
92 SEP 17 PM 3:52  
  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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 on

SEP 17 1992



  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS