

P694871

SUPPLEMENTAL DECLARATION

FOR

199-50-1421

TWIN LAKES, SECTION FIVE

02/07/94 00054150 P694871 \$ 12.00

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

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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

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. N-865354, 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, by instrument designated as the "Supplemental Declaration for Twin Lakes, Section Four" and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. N-865358, certain additional property within the area described in Exhibit "A" attached to the Declaration, specifically Twin Lakes, Section Four, being a 16.0093 acre subdivision located in Harris County, Texas, according to the map of said subdivision recorded in Film Code No. 353015 of the Map Records of Harris County, Texas (hereinafter referred to as "Section Four") was annexed to "Section One, Section Two and Section Three" 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 Four" 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 FIVE, a Subdivision of 51.0021 acres out of the W. C. R.R. Co. Survey, Abstract No. 920, Harris County, Texas, and being a Partial Replat of Twin Lakes, Section One and all of Restricted Reserve "D" (Wastewater Treatment Plant Site) (Volume 343, Page 84 of the Map Records of Harris County, Texas), according to the map or plat of said TWIN LAKES, SECTION FIVE recorded under Film Code No. 358051 of the Map Records of Harris County, Texas,

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

WHEREAS, Oakreal Corporation, as the owner of "Section Five", desires to annex said "Section Five" to "Section One", "Section Two", "Section Three" and "Section Four" and to extend and include to said "Section Five" 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 Five" to said "Section One", "Section Two", "Section Three" and "Section Four" under and pursuant to the provisions of Section 6 of Article IX of the Declaration, and declares that all of the property comprising "Section Five" 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 Five" is hereby submitted to the jurisdiction of the Association, with the same force and effect as if "Section Five" 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 Five", 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

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One", the "Property" or the "Properties" shall also refer to and include "Section Five", wherever and whenever applicable, and (ii) any specific reference to "Common Properties" shall also refer to and include Restricted Reserve "A", Restricted Reserve "B", Restricted Reserve "C", Restricted Reserve "D", Restricted Reserve "E" and Restricted Reserve "F" as delineated and defined on the recorded map of TWIN LAKES, SECTION FIVE, referenced above.

In addition, the recorded map of TWIN LAKES, SECTION FIVE, 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 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 Five" and the establishment of the easements, restrictions, covenants, conditions and charges contained in the Declaration covering "Section Five".

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and seals this 12th day of January, A. D., 1994.

Handwritten initials 'W' and 'W'.

ATTEST:

OAKREAL CORPORATION, a Texas corporation

Marcy Baraban
Name: NANCY BARABAN
Title: SECRETARY

By: Robert L. Farrar, Jr.
Robert L. Farrar, Jr.
Vice President

ATTEST:

TWIN LAKES HOMEOWNERS ASSOCIATION, INC., a Texas corporation

Cecil L. Holley
Cecil L. Holley,
Secretary

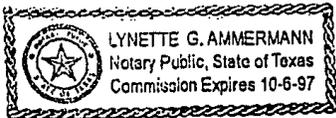
By: Robert L. Farrar, Jr.
Robert L. Farrar, Jr.
President

Handwritten initials 'W'.

THE STATE OF TEXAS §
COUNTY OF HARRIS §

199-56-1425

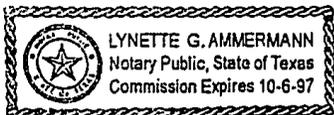
This instrument was acknowledged before me this 12th day of January, A. D., 1994, by Robert L. Farrar, Jr., Vice President of OAKREAL CORPORATION, a Texas corporation, on behalf of said corporation.



Lynette G. Ammermann
Notary Public - State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me this 12th day of January, A. D., 1994, by Robert L. Farrar, Jr., President of TWIN LAKES HOMEOWNERS ASSOCIATION, INC., a Texas corporation, on behalf of said corporation.



Lynette G. Ammermann
Notary Public - State of Texas

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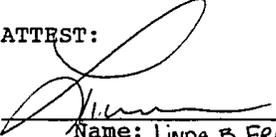
199-56-1426

CONSENT OF MORTGAGEE

The undersigned, COASTAL BANC SAVINGS ASSOCIATION, being the owner and holder of an existing mortgage lien upon and against certain of the land and property described as "Section Five" 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 Five" in the foregoing Supplemental Declaration and consents to said Supplemental Declaration, and to the recording of same for submission of the "Section Five" to the reservations, restrictions, covenants and conditions of the Declaration; and COASTAL BANC SAVINGS ASSOCIATION 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 COASTAL BANC SAVINGS ASSOCIATION, hereunto authorized, this the 14th day of JANUARY, A. D., 1994.

ATTEST:

Name: LINDA B. FRAZIER
Title: SECRETARY

COASTAL BANC SAVINGS ASSOCIATION
By: 
Name: DAVID GRAHAM
Title: EXECUTIVE VICE-PRESIDENT

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me this 14 day of January, A. D., 1994, by David Graham, Executive Vice President of COASTAL BANC SAVINGS ASSOCIATION, on behalf of said association.


Notary Public - State of Texas



CONSENT OF MORTGAGEE

199-50-1427

The undersigned, NAB ASSET CORPORATION, being the owner and holder of an existing mortgage lien upon and against certain of the land and property described as "Section Five" 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 Five" in the foregoing Supplemental Declaration and consents to said Supplemental Declaration, and to the recording of same for submission of the "Section Five" 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 20th day of JANUARY, A. D., 1994.

ATTEST:

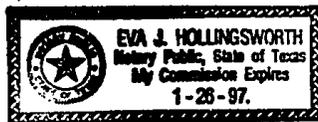
NAB ASSET CORPORATION

Tina J. Lapron
Name: Tina J. Lapron
Title: Admin. Asst.

By: Ch. P. Winters
Name: CHRISTOPHER D. WINTERS
Title: SENIOR VICE - PRESIDENT

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me this 20th day of January, A. D., 1994, by Christopher D. Winters, Senior Vice President of NAB ASSET CORPORATION, on behalf of said corporation.



E. J. Hollingsworth
Notary Public - State of Texas

AFTER RECORDING RETURN TO:
WALSH, WHITE & TOMPKINS
800 Bering Drive, Suite 401
Houston, Texas 77057
Attn: H. Wayne White

FILED
94 FEB - 7 PM 4: 12
Dorothy G. Payne
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

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FEB 7 1994



Dorothy G. Payne
COUNTY CLERK
HARRIS COUNTY, TEXAS