

DECLARATION OF ANNEXATION
(Valley Ranch, Section 11)

This Declaration of Annexation is made as of the date hereinafter stated by SIG-VALLEY RANCH, LTD., a Texas limited partnership ("Declarant"), and FIRST AMERICA HOMES, LTD., a Texas limited partnership ("Builder").

WITNESSETH:

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Valley Ranch Single Family Residential Areas which was filed on January 19, 2006 under Clerk's File No. 2006-006119 and recorded in the Official Records of Real Property Records of Montgomery County, Texas (the "Declaration"), which imposed covenants, conditions and restrictions on certain property described therein; and

WHEREAS, Declarant and Builder are the owner of that certain 6.91 acre tract of land contiguous to or in the general vicinity of the property described in and encumbered by the Declaration, which property has been platted and subdivided as VALLEY RANCH, SECTION ELEVEN (11), a subdivision of land in Montgomery County, Texas according to the map or plat thereof file under File No. 2014-091097 and recorded in Cabinet Z, Sheet Nos. 3024 and 3025, of the Map Records of Montgomery County, Texas (the "Annexed Property"); and

WHEREAS, Section 1 of Article VIII of the Declaration gives the Declarant the right as the owner, or if not the owner with the consent of the owner, to annex additional property into the jurisdiction of the VALLEY RANCH HOMEOWNERS ASSOCIATION, INC., a non-profit corporation organized to administer the provisions of the Declaration (the "Association"), and to subject such annexed property to the provisions of the Declaration; and

WHEREAS, the Declarant, with the consent of Builder, desires to annex the Annexed Property into the jurisdiction of the Association and to subject the Annexed Property to all of the provisions of the Declaration.

FILED BY
ALAMO TITLE COMPANY

Accommodation
1676435.1/005565.000002

DECLARATION OF ANNEXATION
(Azalea District, Section 1)

This Declaration of Annexation is made as of the date hereinafter stated by SIG-VALLEY RANCH, LTD., a Texas limited partnership ("Declarant").

WITNESSETH:

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Valley Ranch Single Family Residential Areas which was filed on January 19, 2006 under Clerk's File No. 2006-006119 and recorded in the Official Records of Real Property Records of Montgomery County, Texas (the "Declaration"), which imposed covenants, conditions and restrictions on certain property described therein; and

WHEREAS, Declarant is the owner of that certain 31.190 acre tract of land contiguous to or in the general vicinity of the property described in and encumbered by the Declaration, which property has been platted and subdivided as AZALEA DISTRICT, SECTION ONE (1), a subdivision of land in Montgomery County, Texas according to the map or plat thereof file under File No. 2015-009754 and recorded in Cabinet Z, Sheet Nos. 3226 - 3230, of the Map Records of Montgomery County, Texas (the "Annexed Property"); and

WHEREAS, Section 1 of Article VIII of the Declaration gives the Declarant the right as the owner, or if not the owner with the consent of the owner, to annex additional property into the jurisdiction of the VALLEY RANCH HOMEOWNERS ASSOCIATION, INC., a non-profit corporation organized to administer the provisions of the Declaration (the "Association"), and to subject such annexed property to the provisions of the Declaration; and

WHEREAS, the Declarant desires to annex the Annexed Property into the jurisdiction of the Association and to subject the Annexed Property to all of the provisions of the Declaration.

NOW, THEREFORE, the Declarant does hereby annex the Annexed Property into the jurisdiction of the VALLEY RANCH HOMEOWNERS ASSOCIATION, INC. and declare that the Annexed Property shall be a portion of the Properties (as defined in the Declaration) and shall be

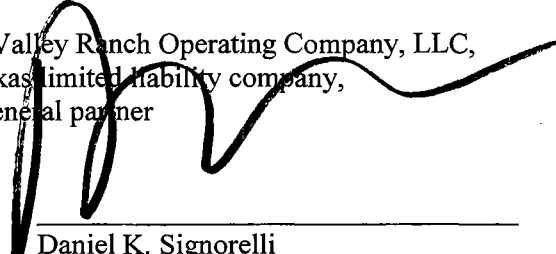
subject to all provisions of the Declaration, including without limitation, the right of the Association to levy assessments as set forth in Article III of the Declaration.

IN WITNESS WHEREOF this Declaration of Annexation is executed the 27th day of January, 2015.

DECLARANT:

SIG-VALLEY RANCH, LTD.,
a Texas limited partnership,

By: Sig-Valley Ranch Operating Company, LLC,
a Texas limited liability company,
its general partner

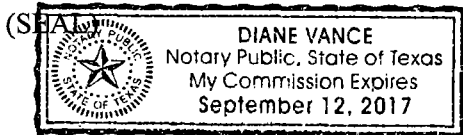
By: 
Daniel K. Signorelli
President


THE STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on January 27th, 2015, by Daniel K. Signorelli, President of Sig-Valley Ranch Operating Company, LLC, a Texas limited liability company which is the general partner of Sig-Valley Ranch, Ltd., a Texas limited partnership, on behalf of said limited partnership.




Notary Public in and for
the State of Texas

After Recording, Return To:
Sig-Valley Ranch, Ltd.
1400 Woodloch Forest Dr, Suite 200
The Woodlands, TX 77380

E-FILED FOR RECORD
02/10/2015 2:22PM

Mark Tumbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

02/10/2015



Mark Tumbull

County Clerk
Montgomery County, Texas

NOW, THEREFORE, the Declarant does hereby annex the Annexed Property into the jurisdiction of the VALLEY RANCH HOMEOWNERS ASSOCIATION, INC. and declare that the Annexed Property shall be a portion of the Properties (as defined in the Declaration) and shall be subject to all provisions of the Declaration, including without limitation, the right of the Association to levy assessments as set forth in Article III of the Declaration. Builder joins in the execution of this instrument to evidence its consent to the annexation of the portions of the Annexed Property it owns.

IN WITNESS WHEREOF this Declaration of Annexation is executed the 9th day of February, 2015.

DECLARANT:

SIG-VALLEY RANCH, LTD.,
a Texas limited partnership,

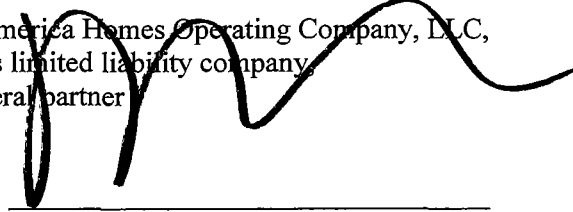
By: Sig-Valley Ranch Operating Company, LLC,
a Texas limited liability company,
its general partner

By: 
Daniel K. Signorelli
President

BUILDER:

FIRST AMERICA HOMES, LTD.,
A Texas limited partnership

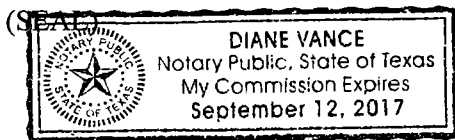
By: First America Homes Operating Company, LLC,
a Texas limited liability company,
its general partner

By: 
Daniel K. Signorelli
President

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on February 9, 2015, by Daniel K. Signorelli, President of Sig-Valley Ranch Operating Company, LLC, a Texas limited liability company which is the general partner of Sig-Valley Ranch, Ltd., a Texas limited partnership, on behalf of said limited partnership.



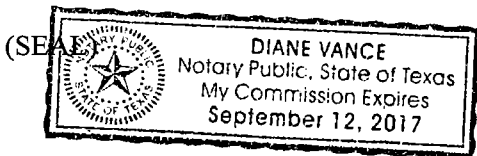
Diane Vance

Notary Public in and for
the State of Texas

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on February 9, 2015, by Daniel K. Signorelli, President of First America Homes Operating Company, LLC, a Texas limited liability company which is the general partner of First America Homes, Ltd., a Texas limited partnership, on behalf of said limited partnership.



Diane Vance

Notary Public in and for
the State of Texas

After Recording, Return To:
Sig-Valley Ranch, Ltd.
1400 Woodloch Forest Dr, Suite 200
The Woodlands, TX 77380

E-FILED FOR RECORD
02/10/2015 2:17PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

02/10/2015



County Clerk
Montgomery County, Texas