

HARPER'S  PRESERVE

AMENDMENT AND ARTICLES OF
ANNEXATION FOR HARPER'S PRESERVE
(Harper's Preserve, Section 3)

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS THAT:
COUNTY OF MONTGOMERY §

This Amendment and Articles of Annexation for Harper's Preserve, is dated this 17th day of January, 2014 by, **242, LLC**, a Texas limited liability company (the "Declarant").

RECITALS:

WHEREAS, that certain Declaration of Covenants, Conditions, Restrictions and Easements for Wood Lake Village dated November 4, 2003, was recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File No. 2003-146583 on December 2, 2003, and subjects real property known as Wood Lake Village, Section One (1), now partially known as Harper's Preserve, Section One (1), a subdivision in Montgomery County, Texas, to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration; and

WHEREAS, that certain Correction Amendment of Declaration of Covenants, Conditions, Restrictions and Easements dated December 15, 2003, was recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File Number 2004-002722 on January 8, 2004; and

WHEREAS, that certain Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wood Lake Village was recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File Number 201010729 on November 30, 2010; and

WHEREAS, that certain Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wood Lake Village Concerning Annexation and De-Annexation was recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File Number 2011007006 on January 25, 2011; and

WHEREAS, the Declarant is the current "Declarant" under the Declaration (herein defined) pursuant to that certain Assignment of Declarant Interests dated as of September 15, 2006, and recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File Number 2008-058953 on June 12, 2008; and

WHEREAS, that certain First Amendment to Assignment of Declarant Interests was recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File Number 2011004068 on January 14, 2011; and

WHEREAS, that certain First Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Harper's Preserve was recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File 2011011454 on February 8, 2011 (as supplemented and amended, the "Declaration"); and

WHEREAS, that certain Amendment and Articles of Annexation for Harper's Preserve was recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File 2012109651 on November 8, 2012, and annexed Harper's Preserve, Section 2 into the Subdivision; and

WHEREAS, Article I, Sections 1.02 and 1.03 of the Declaration provides that "Declarant" may annex additional real property into and make same a part of the Subdivision (as defined in the Declaration and herein called the "Subdivision") by amendment of the Declaration as provided in Article XI of the Declaration without the joinder or consent of, or any notice to, an owner or person, and that any annexation must be evidenced by filing in the Official Public Records of Real Property of Montgomery County, Texas, of articles of annexation describing the real property to be annexed; and

WHEREAS, Article XI, Section 11.10.1 of the Declaration provides that during the Development Period (as defined in the Declaration and herein called the "Development Period"), the "Declarant" reserves the sole and exclusive right, without the joinder or consent of, or any notice to, an owner or other person, to annex and subject any other property to the scheme of the Declaration provided such annexation is not inconsistent with the scheme of the development contemplated by the Declaration; and

WHEREAS, the Declarant is the owner of that certain real property platted as Harper's Preserve, Section 3 and filed of record in Cabinet Z, Sheet Numbers 2741, 2742 and 2743 of the Map Records of Montgomery County, Texas, and in the Real Property Records of Montgomery County, Texas, under Clerk's File Number 2014-004178-6 (the "Annexation Property"); and

WHEREAS, the Development Period has not expired; and

WHEREAS, the Declarant desires to encumber the Annexation Property with the Declaration and to be within the jurisdiction of the Harper's Preserve Community Association, Inc., a Texas non-profit corporation (the "Association");

NOW, THEREFORE, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt

and sufficiency of which is hereby acknowledged, the Declarant does hereby agree and declare as follows:

1. The Annexation Property is annexed into the Subdivision, to be under the authority and jurisdiction of the Association.
2. The Annexation Property shall be held, transferred, sold, conveyed, used and occupied in accordance with and subject to those certain covenants, conditions, restrictions, easement, charges and liens set forth in the Declaration, as it may be hereafter amended, which shall run with the land and shall be binding on all parties having any right, title, or interest in the Annexation Property or any part thereof, their heirs, successors and assigns, and which shall inure to the benefit of each owner thereof.
3. Pursuant to Article XI, Section 11.10.1 of the Declaration, during the Development Period, the Declarant reserves the sole and exclusive right, without the joinder or consent of, or any notice to, an owner or other person, to amend, modify, revise or repeal, from time to time and at any time, the Declaration.

It is expressly agreed and understood that the individual executing this document on behalf of Declarant is acting in his representative capacity only and solely as a representative of the Declarant and any liability resulting hereunder based upon the actions of such individual, including but not limited to, the breach of any warranty, covenant, representation and/or provision contained herein, if any, shall be that of the Declarant and not that of such individual.

EXECUTED as of the date first set forth above.

DECLARANT:

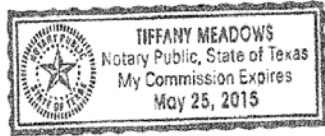
242, LLC, a Texas limited liability company

By:


Sam Yager II, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17 day of January, 2014, by Sam Yager III, the Vice President of 242, LLC, a Texas limited company, on behalf of said entity.



Tiffany Meadows
Notary Public

JOINDER OF LIENHOLDER

TEXAS CAPITAL BANK, joins herein for the sole purpose of subordinating the liens it holds on the Annexation Property to the covenants, conditions and restrictions hereby imposed by 242, LLC, a Texas limited liability company as Founder with, however, the stipulation that such subordination does not extend to any lien or charge imposed by or provided for in the Community Covenant.

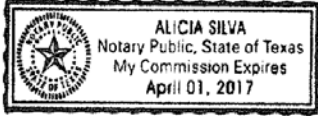
TEXAS CAPITAL BANK

By: *Jerry Schillaci*
Jerry Schillaci, Vice President

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 3rd day of December, 2013, by Jerry Schillaci, the Vice President of Texas Capital Bank, on behalf of said entity.

Alicia Silva



AFTER RECORDING RETURN TO:

Mark K. Knop
Hoover Slovacek LLP
P. O. Box 4547
Houston, TX 77210-4547


E-FILED FOR RECORD
01/17/2014 3:43PM



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.

01/17/2014



County Clerk
Montgomery County, Texas