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WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF **COVENANTS, CONDITIONS AND RESTRICTIONS** ANNEXATION OF WALNUT CREEK SECTION ONE NATO GF#14129-09-MISCOL

STATE OF TEXAS

888

KNOW ALL MEN BY THESE PRESENTS THAT

COUNTY OF HARRIS

WHEREAS, under date of February 12, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 20050172 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XII, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Rosehaven Section One Replat No. One, a subdivision of 24.10 acres out of the Eugene Wheat Survey, A-396, Ft. Bend County, Texas; and recorded under Clerk's File No 2006134346 of the Real Property Records of Ft. Bend County, Texas; containing 90 lots and 6 reserves; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 12, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

- Rosehaven Section One Replat One is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- Article VII, Section 1(h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Rosehaven Section One (1) located within on the common boundary lines listed below:

The six foot high (6') capped wood fence on the back of the lot line between Lots 7 through 1 of Block 4 and Reserve "D".

The six foot high (6') capped wood fence on the common line between Lots 1 through 6of Block 3 and Lots 20, 21, and 22 of Block 3 and Reserve "C".

The six foot high concrete fence on the common line between Lots 1 through 6 of Block 1 and lots 1 through 13 of Block 2 and Reserves "A" and "B".

3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Rosehaven Section One Replat One as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Rosehaven Section One (1).

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this day of santiary, 2008.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership,

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

STATE OF TEXAS

COUNTY OF HARRIS

MONICA D. VEGA DUFFIELD
My Commission Expires
February 23, 2012

Notary Public, State of Texas

Hammond, Vice President

After Recording please return to: Friendswood Development Company 550 Greens Parkway, Suite 100 Houston TX 77067-4526

Attn: Monica Vega-Duffield

AFTER RECORDING RETURN TO: NORTH AMERICAN TITLE COMPANY 230 WESTWAY PLACE, SUITE 111 ARLINGTON, TX 76018-1019 ATTN: DIANA DICKSON

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WALNUT CREEK COMMUNITY ASSOCIATION, INC.

14724-FD-117

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ANNEXATION OF WALNUT CREEK SECTION FIVE

STATE OF TEXAS

COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS THAT

WHEREAS, under date of February 12, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 20050172 of the Real Property Records of Ft. Bend County, Texas, and

WHEREAS, by terms of sald Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XII, Section 8(b) of the Declaration ellows Declarant, without the consent of any other Owners or any First Mortgages, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Five, a subdivision of 8.076 acres out of the Eugene Wheat Survey, A-396, Ft. Bend County, Texas; and recorded under Clerk's File No 20100065 of the Real Property Records of Ft. Bend County, Texas; containing 34 lots and 1 reserve; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 12, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

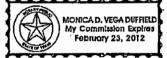
- Walnut Creek Section Five is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- 2. Article VII, Section 1(h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the lend within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Five (5) located within on the common boundary lines listed below:

The six foot high (6') concrete panel along the rear lot line between Lots 1 through 11 of Block 1 and Restricted Reserve "A".

 Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Five (5) as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Five (5).

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IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 20 day of 1000 2010. Declarant LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, By: LENNAR TEXAS HOLDING COMPANY. a Texas Corporation, its General Partner iond. Vice President STATE OF TEXAS COUNTY OF HARRIS This instrument is acknowledged before me on 1000 23 , 2010 by John W. Hammond, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership



After Recording please return to: Friendswood Development Company 650 Greens Parkway, Suits 100 Houston, TX 77067-4526

Attn: Monica Vega-Duffield

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Laura Richard, County Clerk Fort Bend County Texas

Pages:

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Fee: \$19.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ANNEXATION OF WALNUT CREEK SECTION ELEVEN (11)

STATE OF TEXAS

§ §

KNOW ALL MEN BY THESE PRESENTS THAT

COUNTY OF FORT BEND

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WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Eleven (11), a subdivision of 8.764 acres out of the Eugene Wheat Survey, A-398, and the Wiley Martin League, A-56, Ft. Bend County, Texas; and recorded under Clerk's File No 2015096625 of the Real Property Records of Ft. Bend County, Texas; containing 27 lots and 1 reserve; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

- 1. Walnut Creek Section Eleven (11) is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the lerms of the Declaration to the same extent as if it had been named and described in the Declaration.
- 2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Eleven (11) located on the common property lines listed below:

The six fool (6') high concrete fence on the rear 24,75' northeast corner side common property line of Lot 13 through the side property line of Lot 14 of Block 2 and Restricted Reserve "A", Walnut Creek Section Eleven (11).

The six foot (6') high concrete fence on the side common property line of Lot 15 through the rear of Lot 16 of Block 2 and Restricted Reserve "A", Walnut Creek Section Eleven (11).

The six foot (6') high concrete fence on the side common property line of Lot 17 through the rear 45.80' west side of Lot 17 of Block 2 and Restricted Reserve "A", Walnut Creek Section Eleven (11).

The six foot (6') high concrete fence on the rear 61.39' south side common property line of Lot 24 of Block 2 and Restricted Reserve "A", Walnut Creek Section Eleven (11).

3. Article IX Section 15 (a) of the Declaration defines the use and criteria of Walls and Fences:

As to the herein Annexed Walnut Creek Section Eleven (11)

The side and rear fence on the common property line of Lots 1 through the rear 102.21' north side of Lot 13 of Block 2, Walnut Creek Section Eleven (11), shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Walnut Creek Community Association, Inc. the side fence of Lot 1 must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

The side fence on the common property line of Lot 16 of Block 2, along Garden Bay Ct., Walnut Creek Section Eleven (11), shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Walnut Creek Community Association, Inc. fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

The side fence on the common property lines of Lots 20 and 21 of Block 2, along Pearl Terrace Ln., Walnut Creek Section Eleven (11), shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Walnut Creek Community Association, Inc. fence must be located halfway between the properly line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

The side fence on the common property line of Lot 3 of Block 1, along Pearl Terrace Ln., Walnut Creek Section Eleven (11), shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Walnut Creek Community Association, Inc. fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Eleven (11) as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Eleven (11).

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this day of house 2015.

Doclarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

John W. Hammond, Vice President

GAFDCICommunity Association Documents - PROJECTS - Walt-bit Creek/DCCR's IAnnexations Section 11 Annexation Section 11 (Res A).doc

STATE OF TEXAS	§	
COUNTY OF HARRIS	§ §	,
Vice President of Lennar Texas LAND AND CONSTRUCTION	before me on 100000000000000000000000000000000000	EXAS

MONICA D VEGA DUFFIELD
My Cormission Expires
February 23, 2016

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After Recording please return to: Friendswood Development Company 550 Greens Parkway, Suite 100 Houston, TX 77067-4526 Attn: Monica Vega-Duffield 2016054164 ELECTRONICALLY RECORDED Official Public Records 5/25/2016 1:22 PM



Laura Richard, County Clerk Fort Bend County Texas

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Fee: \$15.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ANNEXATION OF WALNUT CREEK SECTION TWELVE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS THAT

COUNTY OF FORT BEND

§

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Wainut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Wainut Creek Section Twelve, a subdivision of 13.814 acres out of the Wiley Martin League, A-56, Ft. Bend County, Texas; and recorded under Clerk's File No 2015139994 of the Real Property Records of Ft. Bend County, Texas; containing 46 lots and 4 reserves; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

- 1. Walnut Creek Section Twelve is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- 2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portlons of the land within the jurisdiction of the Association. The Association will maintain certain fences in Wainut Creek Section Twelve located on the common property lines listed below:

The common area fence on the side common properly line of Lot 1 of Block 2 and Restricted Reserve "C". Walnut Creek Section Twelve.

The common area fence on the side common property line of Lots 9 and 10 of Block 2 and Restricted Reservo "8", Walnut Creek Section Twelve.

The common area fence on the west side common property line of Lot 10 of Block 3 and Restricted Reserve "D", Walnut Creek Section Twelve.

The common area fence(s) upon and alongside Restricted Reserve "A" and Lot 1 of Block 4, Walnut Creek Section Twelve,

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	is intended or shall be construed to amend the Declaration other than to Twelve as stated above, and (II) to specify terms and provisions of the
Declaration which are applicable to specific	lots and land within Walnut Creek Section Twelve.
	d, being the Declarant herein, has hereunto set its hand and seal this
ash day of May 2018.	Destaure
	Declarant
857	LENNAR HOMES OF TEXAS LAND AND
77.1	CONSTRUCTION, LTD., a Texas limited partnership,
and the second s	dba FRIENDSWOOD DEVELOPMENT COMPANY,
	By: LENNAR TEXAS HOLDING COMPANY,
	a Texas Corporation, its General Partner
	By: Sand Person
	John W. Hammond, Vice President
STATE OF TEXAS §	
COUNTY OF HARRIS § /	
AND CONSTRUCTION, LTD., a Texas lin	uny, which is the general partner of LENNAR HCMES OF TEXAS LAND mited partnership doing business as FRIENDSWOOD DEVELOPMENT
COMPANY, on behalf of said limited partner	rsnip.
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Notary ID # 5846915 My Commission Expires February 23, 2020 After Recording please return to: Friendswood Development Company 681 Greens Parkway, Suite 220	
Notary ID # 5846915 My Commission Expires February 23, 2020 After Recording please return to: Friendswood Development Company	

GAFDC/Community Association Documentation - PROJECTSYWstrart Greek/DCCR's Annexations Section 12/Annexation Section 12 (Res., B CLU), Joc

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Laura Richard, County Clerk Fort Bend County Texas

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Fee: \$15.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ANNEXATION OF WALNUT CREEK SECTION THIRTEEN

14729-FO-F8128

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS THAT

COUNTY OF FORT BEND

§

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Thirteen, a subdivision of 13.985 acres out of the Wiley Martin League, A-56, Ft. Bend County, Texas; and recorded under Clerk's File No 2016130910 of the Real Property Records of Ft. Bend County, Texas; containing 53 lots and 0 reserves; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

- 1. Walnut Creek Section Thirteen is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- 2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Thirteen located on the common property lines listed below:

The common area fence on the side common property line of Lot 1 of Block 1 east of the 20' Tx Eastern Transmission Corp. Easement, Walnut Creek Section Thirteen.

3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Thirteen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Thirteen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this day of Carrow, 2016-2017

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

Ву:

John W. Hammond, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

MONICA D VEGA DUFFIELD
Notary ID # 6846915
My Commission Expires
February 23, 2020

Notary Public, State of Texas

After Recording please return to:

Friendswood Development Company 681 Greens Parkway, Suite 220 Houston, TX 77067-4526 Attn: Monica Vega-Duffield . 2017072644 **ELECTRONICALLY RECORDED** Official Public Records 6/30/2017 10:10 AM



Laura Richard, County Clerk Fort Bend County Texas

Pages:

Fee: \$19.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF **COVENANTS, CONDITIONS AND RESTRICTIONS** ANNEXATION OF WALNUT CREEK SECTION FIFTEEN 141729 FO FB 135

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS THAT

COUNTY OF FORT BEND

§

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Fifteen, a subdivision of 22.315 acres out of the Wiley Martin League, A-56, Ft. Bend County, Texas; and recorded under Clerk's File No 2017032740 of the Real Property Records of Ft. Bend County, Texas; containing 58 lots and 7 reserves; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW. THEREFORE, pursuant to the power reserved in the Declaration. Declarant does hereby declare that:

- Walnut Creek Section Fifteen is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Fifteen located on the common property lines listed below:

The common area fence on the side common property line of Lot 1 of Block 1 and Restricted Reserve "A", Walnut Creek Section Fifteen.

The common area fence on the side common property line of Lot 2 of Block 1 and Restricted Reserve "A", Walnut Creek Section Fifteen.

2017072644 Page 2 of 3

The common area fence on the 99.93' south side common property line of Lots 3 through 7 of Block 1 and Restricted Reserve "A", Walnut Creek Section Fifteen.

The common area fence on the side common property line of Lot 13 of Block 1 and Restricted Reserve "C", Walnut Creek Section Fifteen.

The common area fence on side common property line of Lot 14 of Block 1 and Restricted Reserve "C", Walnut Creek Section Fifteen.

The common area fence on the north and east side of Restricted Reserve "F", Walnut Creek Section Fifteen.

The common area fence on the side and rear common property line of Lots 23 through 34 of Block 1 and Restricted Reserve "D", Walnut Creek Section Fifteen.

The common area fence on the side common property line of Lot 1 through the north side of Lot 5 of Block 2 and Restricted Reserve "E", Walnut Creek Section Fifteen.

The common area fence on the side common property line between Lots 3 and 4 of Block 2 and Restricted Reserve "E", Walnut Creek Section Fifteen.

The common area fence on the east, west and south side common property line of Restricted Reserve "F", Walnut Creek Section Fifteen.

3. Article IX, Section 16 (a) of the Declaration defines the use and criteria of Walls and Fences:

As to the herein annexed Walnut Creek Section Fifteen:

The rear fence on the common property line of Lot 2 of Block 1 (cul-de-sac of Walnut Creek Section Twelve), Walnut Creek Section Fifteen, shall be six feet (6') tall standard fence. The finish (good) side of the fence should face the Lots to the south.

The rear fence on the common property line of Lots 8 through 22 of Block 1, Walnut Creek Section Fifteen, shall be six feet (6') tall standard fence. The finish (good) side of the fence should face away from the Lots to the north.

The rear fence on the 114.40' east side of Lot 5 through 6 of Block 2, Walnut Creek Section Fifteen, shall be six feet (6') tall standard fence. The finish (good) side of the fence should face away from the Lots to the east.

4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Fifteen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Fifteen.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

STATE OF TEXAS .

COUNTY OF HARRIS

John W Hammond, Vice President

TARA BOOKER
Notary ID # 130446524
My Commission Expires
November 19, 2019

8

Notary Public, State of Texas

After Recording please return to: Friendswood Development Company 681 Greens Parkway, Suite 220 Houston, TX 77067-4526 Attn: Monica Vega-Duffield 2017094618
ELECTRONICALLY RECORDED
Official Public Records
8/23/2017 11:41 AM



Laura Richard, County Clerk Fort Bend County Texas

Pages: 2

Fee: \$15.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ANNEXATION OF WALNUT CREEK SECTION SIXTEEN

STATE OF TEXAS \$ \$ KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF FORT BEND \$

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Wainut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Sixteen, a subdivision of 16.405 acres out of the Wiley Martin League, A-56, and the E.P. Everett Survey, A-387, Ft. Bend County, Texas; and recorded under Clerk's File No 2017032963 of the Real Property Records of Ft. Bend County, Texas; containing 53 lots and 3 reserves; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

- 1. Walnut Creek Section Sixteen is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- 2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Sixteen located on the common property lines listed below:

All common area fencing along and within Reserve A, Block 1, Walnut Creek Section Sixteen.

The common area fence on the side and rear common property line of Lots 1 through 17 of Block 2 and Restricted Reserve "B", Walnut Creek Section Sixteen.

The common area fence on the side common property line of Lots 31 and 32 of Black 2, Walnut Creek Section Sixteen.

The common area fence on the side common property line of Lot 1 through the 69.66' north rear side of Lot 3 of Block 3 and Restricted Reserve "C", Walnut Creek Section Sixteen.

3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Sixteen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Sixteen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this day of day of day. 2017.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

gan W/Hammond, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

@ @

MONICA D VEGA DUFFIELD
Notary ID * 6846915
My Commission Expires
February 23, 2020

Notary Public, State of Texas

After Recording please return to:

Friendswood Development Company 681 Greens Parkway, Suite 220 Houston, TX 77067-4528 Attn; Monica Vega-Duffield

2019012148 **ELECTRONICALLY RECORDED** Official Public Records 2/6/2019 8:02 AM



Jama Pickard Laura Richard, County Clerk Fort Bend County Texas

Pages:

Fee: \$17.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF **COVENANTS. CONDITIONS AND RESTRICTIONS** ANNEXATION OF WALNUT CREEK SECTION SEVENTEEN

114728- 000012

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS THAT

COUNTY OF FORT BEND

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Seventeen, a subdivision of 15.215 acres out of the Wiley Martin League Survey, A-56, Ft. Bend County, Texas; and recorded under Clerk's File No 2017105686 of the Real Property Records of Ft. Bend County, Texas; containing 49 lots and 6 reserves, or if not the owner then the owner has joined herein; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

- Walnut Creek Section Seventeen is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Seventeen located on the common property lines listed below:

The common area fence on the side common property line of Lot 1 through the 52.10' west side of Lot 3 of Block 1 and Restricted Reserve "A", Walnut Creek Section Seventeen.

The common area fence on the side common property line of Lots 6 and 7 of Block 1 and Restricted Reserve "C", Walnut Creek Section Seventeen.

The common area fence on the side common property line of Lots 18 and 19 of Block 1 and Restricted Reserve "D", Walnut Creek Section Seventeen.

The common area fence on the side common property line of Lot 1 of Block 2 and Restricted Reserve "F", Walnut Creek Section Seventeen.

The common area fence on the side common property line of Lots 4 and 5 of Block 3 and Restricted Reserve "E", Walnut Creek Section Seventeen.

3. Article IX, Section 16 (a) of the Declaration defines the use and criteria of Walls and Fences:

As to the herein annexed Walnut Creek Section Seventeen:

The 152.17' north fence on the common property line of Lot 3 through 4, 11, 12, 26 and 27 of Block 1 and Restricted Reserve "B", Walnut Creek Section Seventeen, shall be six feet (6') tall capped wood fence. The finish (good) side of the fence should face out, extending all the way to Build Lines at front of Lots.

4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Seventeen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Seventeen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this ______ day of _______, 2019.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

Bv:

LENNAR TEXAS HOLDING COMPANY,

a Texas Corporation, its General Partner

Ву:

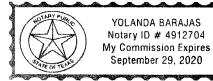
Michael W. Johnson, Vice President

STATE OF TEXAS

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COUNTY OF HARRIS

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Notary Public, State of Texas

After Recording please return to:

Friendswood Development Company 681 Greens Parkway, Suite 220 Houston, TX 77067-4526 Attn: Monica Vega-Duffield

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2020070773 ELECTRONICALLY RECORDED Official Public Records 6/16/2020 2:58 PM



Jama Richard
Laura Richard, County Clerk
Fort Bend County Texas

Pages:

Fee: \$17.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ANNEXATION OF WALNUT CREEK SECTION NINETEEN

STATE OF TEXAS

§ KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF FORT BEND
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WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Nineteen, a subdivision of 16.235 acres out of the Wiley Martin League, A-56 and the E.P. Everett Survey, A-387, Ft. Bend County, Texas; and recorded under Clerk's File No 2020010585 of the Real Property Records of Ft. Bend County, Texas; containing 57 lots and 3 reserves, or if not the owner then the owner has joined herein; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

- 1. Walnut Creek Section Nineteen is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- 2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Nineteen located on the common property lines listed below:

The common area fence on the side common property line of Lots 13 and 14 of Block 3 and Restricted Reserve "A", Walnut Creek Section Nineteen.

3. Article IX, Section 16 (a) of the Declaration defines the use and criteria of Walls and Fences:

As to the herein annexed Walnut Creek Section Nineteen:

The rear fence on the common property line of Lots 1 through 8 of Block 2 and Restricted Reserve "B", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

The side and rear fence on the common property line of Lots 1 and 13 through 18 of Block 4 and Restricted Reserve "C", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Nineteen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Nineteen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this . 2020. ڪلاري day of

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

U. S. Home Corporation,

a Delaware corporation, its General Partner

By:

Michael W. Johnson, Vice President

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument is acknowledged before me on 2020, by Michael W. Johnson. Vice President of U. S. Home Corporation, a Delaware Corporation, General Partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.

YOLANDA BARAJAS Notary ID # 4912704 My Commission Expires September 29, 2020

After Recording please return to:

Friendswood Development Company 681 Greens Parkway, Suite 220 Houston, TX 77067-4526 Attn: Yolanda Barajas

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ANNEXATION OF WALNUT CREEK SECTION NINETEEN

STATE OF TEXAS	§ 8	KNOW ALL MEN BY THESE PRESENTS THA
	3	KNOW ALL WEN BY THESE FIXESENTS THAT
COUNTY OF FORT BEND	§	

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Nineteen, a subdivision of 16.235 acres out of the Wiley Martin League, A-56 and the E.P. Everett Survey, A-387, Ft. Bend County, Texas; and recorded under Clerk's File No 2020010585 of the Real Property Records of Ft. Bend County, Texas; containing 57 lots and 3 reserves, or if not the owner then the owner has joined herein; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

- 1. Walnut Creek Section Nineteen is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- 2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Nineteen located on the common property lines listed below:

The common area fence on the side common property line of Lots 13 and 14 of Block 3 and Restricted Reserve "A", Walnut Creek Section Nineteen.

3. Article IX. Section 16 (a) of the Declaration defines the use and criteria of Walls and Fences:

As to the herein annexed Walnut Creek Section Nineteen:

The rear fence on the common property line of Lots 1 through 8 of Block 2 and Restricted Reserve "B", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

The side and rear fence on the common property line of Lots 1 and 13 through 18 of Block 4 and Restricted Reserve "C", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Nineteen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Nineteen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this day of ______, 2020.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

BS

y: U. S. Home Corporation,

a Delaware corporation, its General Partner

By:

Michael W. Johnson, Vice President

STATE OF TEXAS

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COUNTY OF HARRIS

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YOLANDA BARAJAS Notary ID # 4912704 My Commission Expires September 29, 2020

Notary Public, State of Texas

After Recording please return to:

Friendswood Development Company 681 Greens Parkway, Suite 220 Houston, TX 77067-4526 Attn: Yolanda Barajas 2018121520 ELECTRONICALLY RECORDED Official Public Records 10/29/2018 1:02 PM



Jama Kichard Laura Richard, County Clerk Fort Bend County Texas

Pages:

Fee: \$15.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ANNEXATION OF WALNUT CREEK SECTION TWENTY-ONE

STATE OF TEXAS \$
\$ KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF FORT BEND \$

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Twenty-One, a subdivision of 9.509 acres out of the E.P. Everett Survey, A-387, Ft. Bend County, Texas; and recorded under Clerk's File No 2017125643 of the Real Property Records of Ft. Bend County, Texas; containing 36 lots and 2 reserves; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

- 1. Walnut Creek Section Twenty-One is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- 2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Twenty-One located on the common property lines listed below:

The common area fence on the side common property line of Lots 1, 14, and 15, Block 1, and rear common property line of Lot 15 through the 73.27' west rear side of Lot 21 of Block 1 and Restricted Reserve "A", Walnut Creek Section Twenty-One.

The common area fence on the side common property line of Lot 7 of Block 3 and Restricted Reserve "B", Walnut Creek Section Twenty-One.

2018121520 Page 2 of 2

3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Twenty-One as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Twenty-One. IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this ____ day of <u>lectob</u>, 2018. Declarant LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY, LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner Michael W. Johnson, Vice President STATE OF TEXAS 888 **COUNTY OF HARRIS** 2018 by Michael W. Johnson, This instrument is acknowledged before me on Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership. YOLANDA BARAJAS Notary ID # 4912704 My Commission Expires

September 29, 2020

After Recording please return to:

Friendswood Development Company 681 Greens Parkway, Suite 220 Houston, TX 77067-4526 Attn: Monica Vega-Duffield

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Official Public Records
5/13/2020 9:20 AM



Jama Richard
Laura Richard, County Clerk
Fort Bend County Texas

Pages: 2

Fee: \$17.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ANNEXATION OF WALNUT CREEK SECTION TWENTY-THREE

STATE OF TEXAS

§ KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF FORT BEND

\$ 114728-600324

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Twenty-Three, a subdivision of 13.964 acres out of the E.P. Everett Survey, A-387, Ft. Bend County, Texas; and recorded under Clerk's File No 2019096779 of the Real Property Records of Ft. Bend County, Texas; containing 50 lots and 4 reserves, or if not the owner then the owner has joined herein; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

- 1. Walnut Creek Section Twenty-Three is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
- 2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Twenty-Three located on the common property lines listed below:

The common area fence on the side common property line of Lot 1 of Block 1 and Restricted Reserve "A". Walnut Creek Section Twenty-Three.

The common area fence on the side and rear common property line of Lots 7, 8 and 23 of Block 3 and Restricted Reserve "C", Walnut Creek Section Twenty-Three.

3. Article IX, Section 16 (a) of the Declaration defines the use and criteria of Walls and Fences:

As to the herein annexed Walnut Creek Section Twenty-Three:

The side and rear fence on the common property line of Lots 1 through 11 of Block 2 and Restricted Reserve "B", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

The rear fence on the common property line of Lots 1 and 2 of Block 4 and Restricted Reserve "D", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Twenty-Three as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Twenty-Three.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

Bv:

U. S. Home Corporation,

a Delaware corporation, its General Partner

KS/ BV

Michael W. Johnson, Vice President

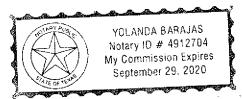
STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument is acknowledged before me on North 12, 2020, by Michael W. Johnson, Vice President of U. S. Home Corporation, a Delaware Corporation, General Partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, on behalf of said limited partnership.



Notary Public, State of Jexas

After Recording please return to:

Friendswood Development Company 681 Greens Parkway, Suite 220 Houston, TX 77067-4526

Attn: Yolanda Barajas