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*Dianne Wilson*  
Dianne Wilson, County Clerk

Fort Bend County Texas

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**LAKEMONT COMMUNITY ASSOCIATION, INC.**

**SUPPLEMENTARY DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
ANNEXATION OF LAKEMONT MANOR SECTION THREE**

*NATL GF#14729-08-MISC57*

STATE OF TEXAS

COUNTY OF FT. BEND

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS THAT

WHEREAS, under date of December 9, 2002, ANN ARUNDEL FARMS, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Lakemont Section Two, Three and Four according to the plat thereof recorded in Slide File Nos. 2387 A, 2387 B, 2374 A, 2374 B, and 2375 A of the Map Records of Fort Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2002 13 4886, of the Real Property Records of Fort Bend County, Texas; and

WHEREAS, under date of February 14, 2003 Declarant executed that certain First Amended Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerks File No. 2003 03 2959 in the Fort Bend County Real Property Records;

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

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 Lakemont Manor Section Three, a subdivision in the H.D. Brown Survey, Abstract 406, being and unincorporated area situated within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, according to the plat thereof recorded in Plat File No's. 20070020 in the Map Records of Fort Bend County, Texas and desires to have said lots added and annexed subject to the terms and conditions of the Declaration; 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 December 9, 2002.

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

1. Lakemont Manor Section Three according to the plat thereof recorded in Plat File No 20070020 in the Map Records of Fort Bend County, Texas, 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 Lakemont Manor Section Three has been named and described in the Declaration.

**LAKEMONT COMMUNITY ASSOCIATION, INC.**

**SUPPLEMENTARY DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
ANNEXATION OF LAKEMONT MANOR SECTION THREE**

*NATC GF#14729-08-MISC57*

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS THAT

COUNTY OF FT. BEND

WHEREAS, under date of December 9, 2002, ANN ARUNDEL FARMS, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Lakemont Section Two, Three and Four according to the plat thereof recorded in Slide File Nos. 2387 A, 2387 B, 2374 A, 2374 B, and 2375 A of the Map Records of Fort Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2002 13 4886 of the Real Property Records of Fort Bend County, Texas; and

WHEREAS, under date of February 14, 2003 Declarant executed that certain First Amended Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerks File No. 2003 03 2959 in the Fort Bend County Real Property Records;

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

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 Lakemont Manor Section Three, a subdivision in the H.D. Brown Survey, Abstract 406, being and unincorporated area situated within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, according to the plat thereof recorded in Plat File No's. 20070020 in the Map Records of Fort Bend County, Texas and desires to have said lots added and annexed subject to the terms and conditions of the Declaration; 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 December 9, 2002.

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

1. Lakemont Manor Section Three according to the plat thereof recorded in Plat File No 20070020 in the Map Records of Fort Bend County, Texas, 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 Lakemont Manor Section Three has been named and described in the Declaration.

2. Article IX, Section 3 of the Declaration determined a minimum square footage of the living area of the main residential structure for Lots, exclusive of porches and garages and allows for the determination of minimum square footage requirements for additional land annexed in the Association and made subject to the Declaration. The minimum square footage of living area for Lakemont Manor Section Three is 1,200 square feet.
3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Lakemont Manor Section Three as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Lakemont Manor Section Three

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 1st day of October 2008.

ANN ARUNDEL FARMS, LTD.,  
a Texas limited partnership,

By: LENNAR HOMES OF TEXAS LAND AND  
CONSTRUCTION, LTD.,  
a Texas limited partnership,  
dba FRIENDSWOOD DEVELOPMENT COMPANY,  
as Attorney-in-Fact

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

By: \_\_\_\_\_

John W. Hammond, Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

This instrument is acknowledged before me on October 6, 2008 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



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

Monica D. Vega Duffield  
Notary Public, State of Texas

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