



RESTRICT 2005004339
3 PGS

**LAKEMONT COMMUNITY ASSOCIATION, INC.
SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AND
ANNEXATION OF LAKEMONT TERRACE SECTION 1 and
LAKEMONT TERRACE SECTION 2**

STATE OF TEXAS §
 § 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 those certain subdivisions known as Lakemont Sections Two, Three and Four, according to the plats 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 recorded under Clerk's File No. 2002134886 in the Fort Bend County Real Property Records;

WHEREAS, under date of February 14, 2003, Declarant executed that certain First Amended Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2003032959 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 XI, Section 8(b) of the Declaration allows 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, additions or additional lands; provided, said annexation of additional land occurs within fifteen (15) years of the date of the recording of the Declaration;

WHEREAS, Declarant is the sole owner of the land platted as Lakemont Terrace Section 1, a subdivision in the H.D. Brown Survey, A-406, being an 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. 20050025 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;

WHEREAS, Declarant is the sole owner of the land platted as Lakemont Terrace Section 2, a subdivision in the H.D. Brown Survey, A-406, being an 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. 20050029 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 original 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 Terrace Section 1, according to the plat thereof recorded in Plat File No. 20050025 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 Terrace Section 1 had been named and described in the Declaration.

2. Lakemont Terrace Section 2, according to the plat thereof recorded in Plat File No. 20050029 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 Terrace Section 2 had been named and described in the Declaration.

3. Article VIII, 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 Lakemont Terrace Section 1 located on the common property lines listed below:

The fence on the common property line between Lots 1 – 5 of Block 1 and Restricted Reserve "A", Lakemont Terrace Section 1.

The fence on the common property line between Lots 1 and 2 of Block 3 and Restricted Reserve "B", Lakemont Terrace Section 1.

4. Article IX, Section 3 of the Declaration determines a minimum square footage of the living area of the main residential structure for Lots, exclusive of porches and garage and allows for the determination of minimum square footage requirements for additional land annexed into the Association and made subject to the Declaration. The minimum square footage of living area for Lakemont Terrace Section 1 and Lakemont Terrace Section 2 is 1,200 square feet.

5. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Lakemont Terrace Section 1 and Lakemont Terrace Section 2 as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Lakemont Terrace Section 1 and Lakemont Terrace Section 2.

EXECUTED this 10th day of May, 2005.

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

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This instrument was acknowledged before me on May 10, 2005, by John W. Hammond, Vice President of Lennar Texas Holding Company, a Texas corporation, 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.



Liz B. Dantone

Notary Public, State of Texas

Lakemont Terrace 1&2 DOCR.doc

AFTER RECORDATION RETURN TO:
Friendswood Development Company
Liz Dantone
550 Greens Parkway, Suite 100
Houston, Texas 77067

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dr. Diane Wilson

2005 May 11 04 03 PM

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AM \$11.00

Diane Wilson, Ph.D. COUNTY CLERK

11 BEND COUNTY TEXAS