

ANNEX
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ANNEXATION AGREEMENT
MAPLE RIDGE PLACE, SECTION SIX (6)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, by that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration"), filed in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. Y195965, WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, imposed certain covenants, conditions and restrictions upon that certain real property, which is described and referred to as MAPLE RIDGE PLACE, SECTION ONE (1) a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 567296 of the Map Records of Harris County, Texas; and,

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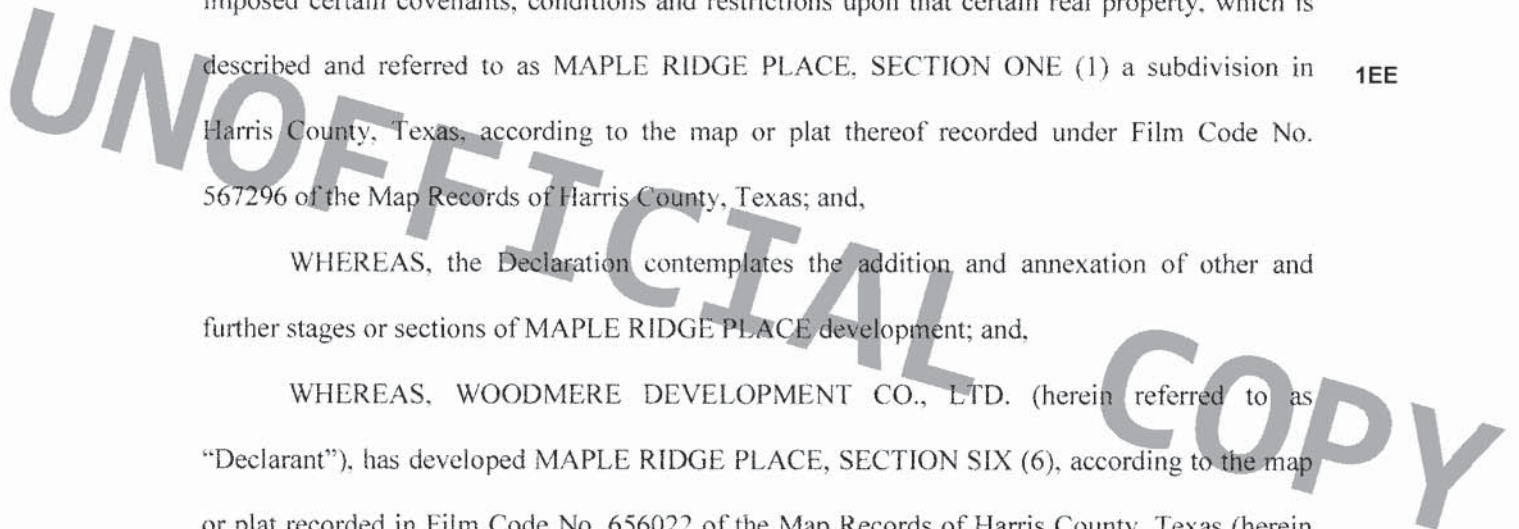
WHEREAS, the Declaration contemplates the addition and annexation of other and further stages or sections of MAPLE RIDGE PLACE development; and,

WHEREAS, WOODMERE DEVELOPMENT CO., LTD. (herein referred to as "Declarant"), has developed MAPLE RIDGE PLACE, SECTION SIX (6), according to the map or plat recorded in Film Code No. 656022 of the Map Records of Harris County, Texas (herein called the "Property"); and,

WHEREAS, Declarant and the M. R. PLACE COMMUNITY ASSOCIATION, INC. (the "Association"), a Texas Non-profit corporation, desire to document the annexation of the Property, which is in accord with the general plan of the MAPLE RIDGE PLACE development as developed by Declarant, to the jurisdiction of the Association.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT: WOODMERE DEVELOPMENT CO., LTD. and the Association, each acting herein by and

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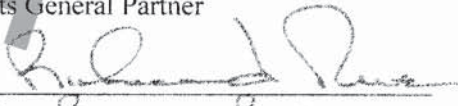
through their respective duly authorized officers, hereby annex the Property to the jurisdiction of the Association. In this regard, it is further understood and agreed that the Association will (i) enforce the restrictive covenants applicable to the lots to be developed out of the Property; (ii) pay for the maintenance of the lots to be developed out of the Property; and (iii) allow the owners of lots to be developed out of the Property to use all facilities and amenities of the Association in a nondiscriminatory fashion, on an equal basis and in the manner as all other owners of lots within the jurisdiction of the Association.

EXECUTED AND EFFECTIVE this 14 day of July, 2014.

DECLARANT: WOODMERE DEVELOPMENT CO., LTD.,
a Texas limited partnership


(3)
2OR

By: Woodmere GP, L.L.C.,
a Texas limited liability company,
its General Partner

By: 
Name: Richard Bus
Title: President

ASSOCIATION: M. R. PLACE COMMUNITY
ASSOCIATION, INC.,
a Texas non-profit corporation

1OR

By: 
Name: Aaron B. Alford
Title: Director

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THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Richard Rue, President WOODMERE GP, LLC, General Partner of WOODMERE DEVELOPMENT CO., LTD., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of July, 2014.



Teresita Fink
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My Commission Expires:
5-2-17
Teresita Fink
Printed Name of Notary

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Arnon Atford, Director of M. R. PLACE COMMUNITY ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of July, 2014.

[SEAL]



Teresita Fink
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My Commission Expires:
5-2-17
Teresita Fink
Printed Name of Notary

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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