

CONDOMINIUM ANNEXATION DECLARATIONFORBRIARWICK CONDOMINIUMS, PHASE THREE

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

WHEREAS, by a Condominium Declaration dated the 27th day of July, 1983, and filed for record with the County Clerk of Harris County, Texas, on the 26th day of August, 1983, under Clerk's File No. J-109905 of the Official Public Records of Real Property of Harris County, Texas, the same being Volume 139, Page 90, of the Condominium Records of Harris County, Texas, as BRIARWICK CONDOMINIUMS, PHASE ONE, a condominium regime was created; and,

WHEREAS, an Amendment to the Declaration of Condominium Regime for BRIARWICK CONDOMINIUMS, which was dated the 20th day of September, 1983, and filed for record with the County Clerk of Harris County, Texas, on the 7th day of October, 1983, under Clerk's File No. J-177042 of the Official Public Real Property Records of Harris County, Texas, the same being Volume 141, Page 7, of the Condominium Records of Harris County, Texas, the Declaration of BRIARWICK CONDOMINIUMS was amended; and,

WHEREAS, by a Condominium Annexation Declaration dated the 8th day of November, 1983, and filed for record with the County Clerk of Harris County, Texas, on the 17th day of April, 1984, under Clerk's File No. J-463619 of the Official Public Records of Real Property of Harris County, Texas, the same being Volume 144, Page 146, of the Condominium Records of Harris County, Texas, BRIARWICK CONDOMINIUMS, PHASE TWO, was annexed into the condominium regime; and

WHEREAS, the Declarant in said Declaration was BENTLEY HOMES, INC., which merged into Versailles, Inc., a Texas corporation by Articles of Merger of Domestic Corporations,

filed March 30, 1984 with the Secretary of the State of Texas; and,

WHEREAS, Paragraph 2.5 of Article II of said Declaration, as amended, provides that

The Developer anticipates that the Condominium Regime created hereunder will be expanded to include additional Units and Common Elements to be constructed on the real property additionally described in Exhibit "E" as Phase Two, adjacent to the Subject Property which Units shall be designed, modified or revised as Developer may deem advisable in its sole discretion, provided however, in no event shall more than two hundred thirty (230) additional Units, for a total of three hundred fifty (350) Units, be constructed. All additional units must be of the same basic style, floor plan, size and quality as those in the Briarwick Condominiums. In this connection, it is hereby stipulated that the undivided interests set forth on Exhibit "D" hereto, which is appurtenant to the Units covered hereby will be revised as additional Units and Common Elements are built or scheduled to be built, based upon the ratio that the number of square feet contained in each Unit bears to the number of square feet contained in all of the Units, including the additional Units, and correspondingly each Owner will own a percentage interest in the additional Common Elements at such time as the hereinafter amendment or supplement is filed. In order to annex and include the additional Units within the Condominium Regime created hereby, and solely for such purpose, Developer reserves the right to amend or supplement this Declaration at any time prior to August 1, 1988. Prior to any such annexation, all improvements scheduled to be built in Phase Two shall have been substantially completed. Such amendment may be made by Developer without the joinder of any Owner or mortgagee of Owner and the filing of such Amendment or supplement shall be binding upon each Owner and mortgagee. In no event, however, may any such Amendment serve to dilute or reduce the respective percentage ownership interests of each Owner as set forth on Exhibit "D" hereto except to the extent provided above and to the extent that each Owners' voting rights in the Association will be diluted since more votes will be required to equal the specified number to pass or reject the matter being considered. Further, if the Amendment or supplement herein permitted to be filed is not filed prior to August 1, 1988, the Developer shall not thereafter be entitled to amend this Declaration for the limited purpose set forth in this Article 2.5.

WHEREAS, Declarant is the owner of the land described in the attached Exhibit "A", and upon which land Declarant has constructed six (6) buildings and other improvements appurtenant thereto, which six (6) buildings contain one hundred four (104) separately designed residential dwelling

units, and which land, buildings and units are all of comparable size, value, design, appearance and structure to the units in BRIARWICK CONDOMINIUMS, PHASE ONE and TWO; and,

WHEREAS, Declarant desires to annex the land described in the attached Exhibit "A" and the six (6) buildings and other improvements appurtenant thereto, to BRIARWICK CONDOMINIUMS as PHASE THREE of said Condominium, as authorized in and in accordance with the provisions of Paragraph 2.5 of Article II of the Condominium Declaration for BRIARWICK CONDOMINIUMS.

NOW, THEREFORE, Declarant does hereby publish and declare that the property described in the attached Exhibit "A", and all improvements thereon, shall be annexed to and become a part of BRIARWICK CONDOMINIUMS, as fully and completely as if said property had been described in the original Condominium Declaration for BRIARWICK CONDOMINIUMS as recorded on August 26, 1983, under Clerk's File No. J-109905 of the Official Real Property Records of Harris County, Texas, and as later amended thereunto, but subject to the following provisions: all terms, covenants, conditions, easements, restrictions, uses, limitations and obligations contained in said Condominium Declaration shall be deemed to run with the land described in the attached Exhibit "A", and which shall be a burden and a benefit to the Declarant, its successors and assigns, and any person acquiring or owning an interest in the real property and improvements, their Grantees, successors, executors, administrators, devisees and assigns, as amended by the following provisions:

ARTICLE I

INCORPORATION BY REFERENCE

The Condominium Declaration for BRIARWICK CONDOMINIUMS, dated July 27, 1983, as recorded on August 26, 1983, under

Clerk's File No. J-109905 of the Official Real Property Records of Harris County, Texas, is incorporated, in its entirety, herein by reference.

ARTICLE II

INCORPORATION OF AMENDMENT

The Amendment to the Declaration for BRIARWICK CONDOMINIUMS, PHASE ONE, as recorded on October 7, 1983, under Clerk's File No. J-177042, of the Official Public Records of Real Property, for Harris County, Texas, is incorporated, in its entirety, herein by reference.

ARTICLE III

INCORPORATION BY REFERENCE

The Condominium Declaration for BRIARWICK CONDOMINIUMS, dated July 27, 1983, as recorded on August 26, 1983, under Clerk's File No. J-109905 of the Official Real Property Records of Harris County, Texas, is incorporated, in its entirety, herein by reference.

ARTICLE IV

INCORPORATION BY REFERENCE

The Condominium Annexation Declaration for BRIARWICK CONDOMINIUMS, PHASE TWO, dated the 8th day of November, 1983, as recorded on April 17, 1984, under Clerk's File No. J-463619 of the Official Real Property Records of Harris County, Texas, is incorporated, in its entirety, herein by reference.

ARTICLE V

MAP OF PHASE THREE

Attached hereto as Exhibit "A" is a map of BRIARWICK CONDOMINIUMS, PHASE THREE, showing thereon the location and boundaries of each unit in each building and other elements.

ARTICLE VI

CONDOMINIUM UNIT DESIGNATIONS AND DESCRIPTIONS

5.1 RECORDATION OF MAP. Upon the recordation of this Condominium Annexation Declaration, the property described in Exhibit "A", and referred to herein shall be and become a part of BRIARWICK CONDOMINIUMS as shown in the exhibits attached hereto.

5.2 DESIGNATION OF APARTMENT UNITS. Upon the recordation of this Condominium Annexation Declaration, BRIARWICK CONDOMINIUMS, PHASE ONE, TWO and THREE will consist of Common Elements and separate units as follows:

(a) Three hundred eight (308) separately designated Units in Nineteen (19) buildings, each building being identified by building symbol or designation on the attached Exhibit "A" as follows:

BUILDING "A" - containing twenty (20) units, numbered 101 through 120, inclusive;

BUILDING "B" - containing eight (8) Units, numbered 201 through 208, inclusive;

BUILDING "C" - containing twelve (12) Units, numbered 301 through 312, inclusive;

BUILDING "D" - containing twenty (20) Units, numbered 401 through 420, inclusive;

BUILDING "E" - containing twelve (12) Units, numbered 501 through 512, inclusive;

BUILDING "F" - containing sixteen (16) Units, numbered 601 through 616, inclusive;

BUILDING "G" - containing sixteen (16) Units, numbered 701 through 716, inclusive;

BUILDING "H" - containing sixteen (16) Units, numbered 801 through 816, inclusive;

BUILDING "J" - containing twelve (12) Units, numbered 901 through 912, inclusive;

BUILDING "K" - containing twenty (20) Units, numbered 1001 through 1020, inclusive;

BUILDING "L" - containing twenty (20) Units, numbered 1101 through 1120, inclusive;

BUILDING "T" - containing twelve (12) Units, numbered 1801 through 1812, inclusive;

BUILDING "U" - containing twenty (20) Units, numbered 1901 through 1920, inclusive;

BUILDING "M" - containing twenty (20) Units, numbered 1201 through 1220, inclusive, the size and dimensions of each being detailed on the floor plan thereof, attached hereto, marked Exhibit "C-1";

BUILDING "N" - containing sixteen (16) Units, numbered 1301 through 1316, inclusive, the size and dimensions of each being detailed on the floor plan thereof, attached hereto, marked Exhibit "C-2";

BUILDING "P" - containing sixteen (16) Units, numbered 1401 through 1416, inclusive, the size and dimensions of each being detailed on the floor plan thereof, attached hereto, marked Exhibit "C-3";

BUILDING "Q" - containing twenty (20) Units, numbered 1501 through 1520, inclusive, the size and dimensions of each being detailed on the floor plan thereof, attached hereto, marked Exhibit "C-4";

BUILDING "R" - containing sixteen (16) Units, numbered 1601 through 1616, inclusive, the size and dimensions of each being detailed on the floor plan thereof, attached hereto, marked Exhibit "C-5";

BUILDING "S" - containing sixteen (16) Units, numbered 1701 through 1716, inclusive, the size and dimensions of each being detailed on the floor plan thereof, attached hereto, marked Exhibit "C-6";

(b) The remaining portion of the premises, referred to

as the Common Elements, shall be owned in common by the Owners.

ARTICLE VII

UNDIVIDED INTEREST IN THE COMMON ELEMENTS

Upon the recordation of this Condominium Annexation Declaration, the owner of each Unit in BRIARWICK CONDOMINIUMS, PHASE ONE, TWO and THREE shall own an undivided interest in the Common Elements of BRIARWICK CONDOMINIUMS, PHASE ONE, TWO and THREE as shown in the attached Exhibit "B", which is hereby substituted for and in place of the Exhibit "D" attached to the original Declaration, recorded under Clerk's File No. J-109905 of the Official Public Real Property Records of Harris County, Texas, which interest was determined on a pro-rata basis, and each owner shall become a member of BRIARWICK CONDOMINIUMS.

ARTICLE IX

APPLICABILITY OF BRIARWICK, PHASE ONE, TWO AND THREE
CONDOMINIUM DECLARATION

All provisions of BRIARWICK CONDOMINIUMS, dated July 27, 1983, as recorded on August 26, 1983, under Clerk's File No. J-109905, as later amended, shall be applicable to BRIARWICK CONDOMINIUMS, PHASE ONE, TWO and THREE,

IN WITNESS WHEREOF, Declarant has duly executed this Annexation Declaration as of the 6th day of June, 1984.

VERSAILLES, INC.

By: [Signature]

President

CHRISTINE VANDAELE

ATTEST:

By: [Signature]
Secretary

THE STATE OF TEXAS S

COUNTY OF HARRIS S

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTIAN VANDAELE, President of VERSAILLES, INC., a Texas corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 16th day of June, 1984.



Christine A. Murray
Notary Public, State of Texas

CHRISTINE A. MURRAY
Printed Name of Notary

My Commission expires: 10-31-84

JOINDER OF LIENHOLDER

The undersigned, Commonwealth Mortgage Corporation being the owner and holder of an existing mortgage and lien upon and against the real property described in the foregoing Annexation Declaration, and in the Declaration of Condominium Regime, referred to in the Annexation Declaration, ("Declaration") and defined as the "Property" in said Declaration, as such mortgagee and lienholder, does hereby consent to and join in said Annexation Declaration.

The consent and joinder shall not be construed or operate as a release of said mortgage or liens owned and held by the undersigned, or any part thereof, but the undersigned agrees that its said mortgage and Units shall hereafter be upon and against each and all of the Units and all appurtenances thereto, and all of the undivided, equitable shares and interests in the Common Elements, subject to the said Condominium Regime.

SIGNED AND ATTESTED by the undersigned officers of Commonwealth Mortgage Corporation hereto authorized, this the 26th day of June, 1984.

COMMONWEALTH MORTGAGE CORPORATION

BY: [Signature]
SR. VICE President

ATTEST:

[Signature]
Secretary

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared DANIEL R. KANABY, SR. VICE President of Commonwealth Mortgage Corporation, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of June, 1984.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PAT Akin
Printed Name of Notary

My Commission Expires: 11-85

Return To:

Paul E. Tapscott
Morris, Tinsley & Snowden
2200 West Loop South, Suite 225
Houston, Texas 77027-3577
(713) 627-1520

October 21, 1983

FIELD NOTES

Briarwick Apartments - Phase 3

Description of 2.8624 acres (124,688 square feet) out of Holly Hall Apartments as recorded in Volume 316, Page 37 of the Harris County Map Records, located in the P.W. Rose Survey, Abstract 645, in Harris County, Texas and being more fully described by metes and bounds as follows (with bearings referenced to said plat of Holly Hall Apartments):

BEGINNING at a 5/8-inch iron rod found in the North right-of-way line of EL Mundo (60 feet wide) for the Southwest corner of said Holly Hall Apartments and the herein described tract;

THENCE, N 02° 32' 09" W, along a West line of said Holly Hall Apartments, a distance of 325.00 feet to a 5/8-inch iron rod found for corner;

THENCE, N 87° 27' 51" E, along a boundary line of said Holly Hall Apartments, a distance of 21.95 feet to a 5/8-inch iron rod found for corner;

THENCE, S 02° 32' 09" E, a distance of 8.00 feet to a point for corner;

THENCE, N 87° 27' 51" E, a distance of 29.00 feet to a point for corner;

THENCE, S 02° 32' 09" E, a distance of 27.00 feet to a point for corner;

THENCE, N 87° 27' 51" E, a distance of 202.50 feet to a point for corner marking the point of curvature of a curve to the right;

THENCE, SOUTHEASTERLY, along the arc of said curve to the right, having a radius of 20.00 feet, a central angle of 45° 45' 16", a chord bearing S 69° 39' 19" E, 15.55 feet, an arc length of 15.97 feet to the point of tangency;

THENCE, S 46° 46' 14" E, a distance of 74.50 feet to a point for corner;

Miller Engineers
83-01-1680

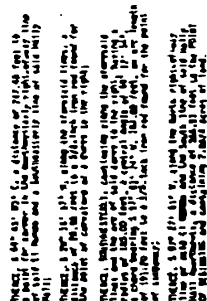
THENCE, S 64° 45' 03" E, a distance of 247.48 feet to a point for corner in the Northwestern right-of-way line of said El Mundo and a Southeasterly line of said Holly Hall;

THENCE, S 28° 14' 57" W, along the aforesaid lines, a distance of 28.98 feet to a 5/8-inch iron rod found for the point of curvature of a curve to the right;

THENCE, SOUTHWESTERLY, continuing along the aforesaid lines and the arc of said curve to the right, having a radius of 185.00 feet, a central angle of 59° 12' 54", a chord bearing S 57° 51' 24" W, 182.80 feet, an arc length of 191.20 feet to a 5/8-inch iron rod found for the point of tangency;

THENCE, S 87° 27' 51" W, along the North right-of-way line of said El Mundo and the South line of said Holly Hall Apartments, a distance of 364.93 feet to the POINT OF BEGINNING and containing 2.8624 acres of land.

Miller Engineers
83-01-1680
077-T12



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Deception on 3,000 acres (11,000 square feet) out of 10,000 sq. ft. of land was reported in March 1961, page 31 of the Merrill County Board Report, located in the P.W. Ross Survey, District 461, in Merrill County. Trees and being many other described by name and number. As follows (with hearings referenced in this list of Merrill County meetings):

66121000 at a 3/2.1MVA (rms rms) level in the north right-
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 corner of said Holly Hall. Approximately the same level described

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Cellular Activity, a distance of 38.00 feet to a S.B. inch
has not found for 1981.

1000's of good new cars
available at special low prices
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o Jo Additions to Table 101, Bureau of Census, 1971
on Table 101, Bureau of Census, 1971

[illegible]

REMARKS: 3000 40' 180° E, a distance of 11.50 miles to a point for census.

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1. All employees, including shift workers, working the day shift, night shift, and any other shift, must be present at the place of work at the beginning of the shift. Employees must be present at the place of work at the beginning of the shift, and must be present at the place of work at the beginning of the shift, and must be present at the place of work at the beginning of the shift.

**BRIARWICK
PHASE 'D'**

A CONDOMINIUM PROJECT CONTAINING
2.8624 ACRES OF A TOTAL 9.637 ACRES
AS RECORDED IN HOLLY HALL APARTMENTS,
VOL. 316, PG. 57, H.C.M.R., IN THE P.W. ROSE SURVEY,
A-6-45, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

SCALE: 1" = 40'

**AMENDED
EXHIBIT A**

RECEIVED BY THE DIRECTOR
JAN 11 1967

connect
to use

EXHIBIT "B"

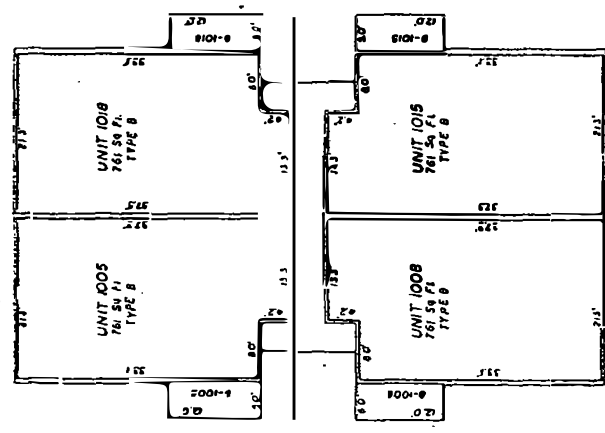
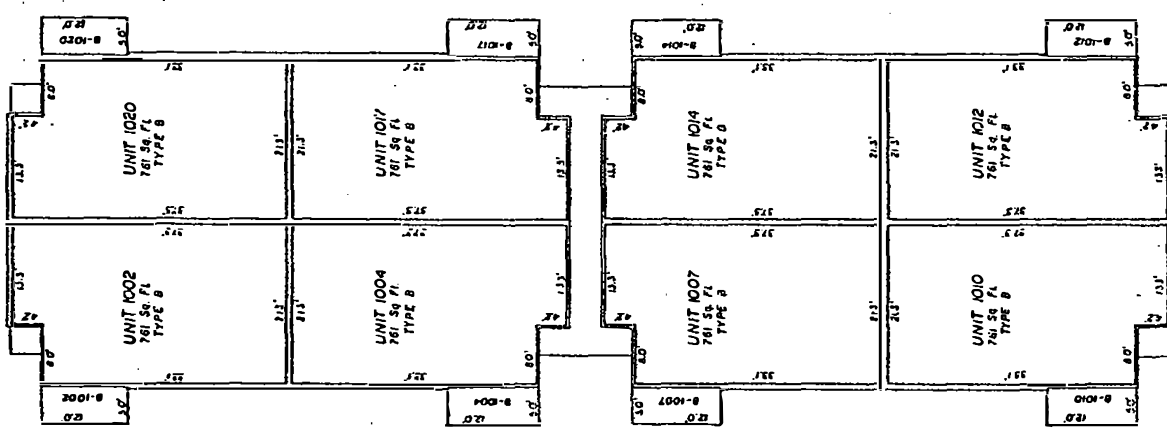
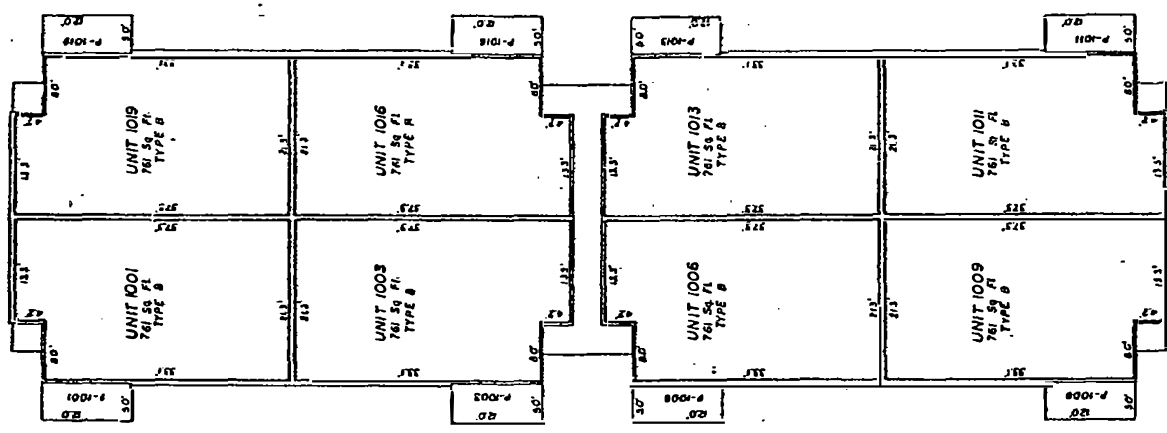
BRIARWICK CONDOMINIUMS
PHASE I, II & III

<u>UNIT TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE OWNERSHIP</u>	<u>TOTAL UNIT TYPES</u>	<u>TOTAL PERCENTAGE</u>
A	603	.25692	74	19.0122
B	761	.32424	96	31.1271
C	848	.36131	138	<u>49.8607</u>
			308	100.0000

SECOND FLOOR

[illegible]

BUILDING K

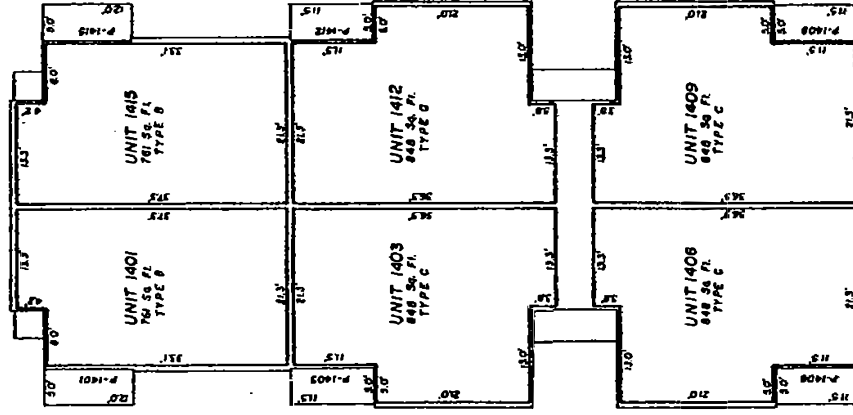


THIRD FLOOR

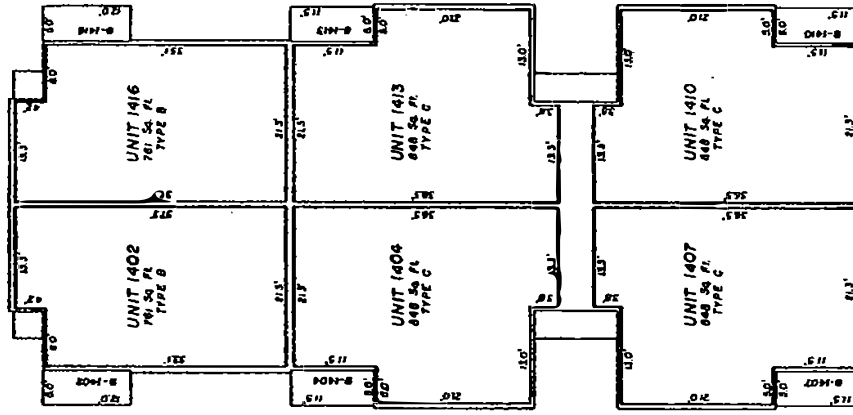
NOTE: DIMENSIONS ARE IN FEET



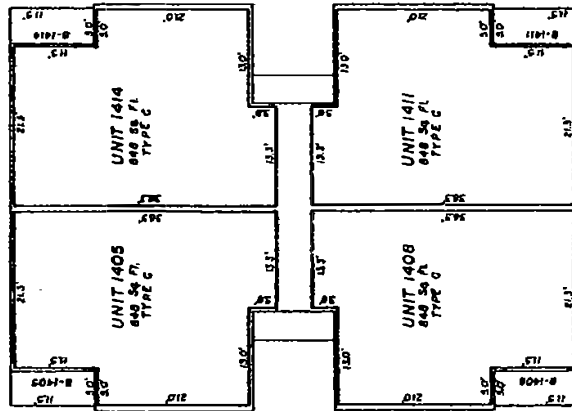
BUILDING P



FIRST FLOOR



SECOND FLOOR

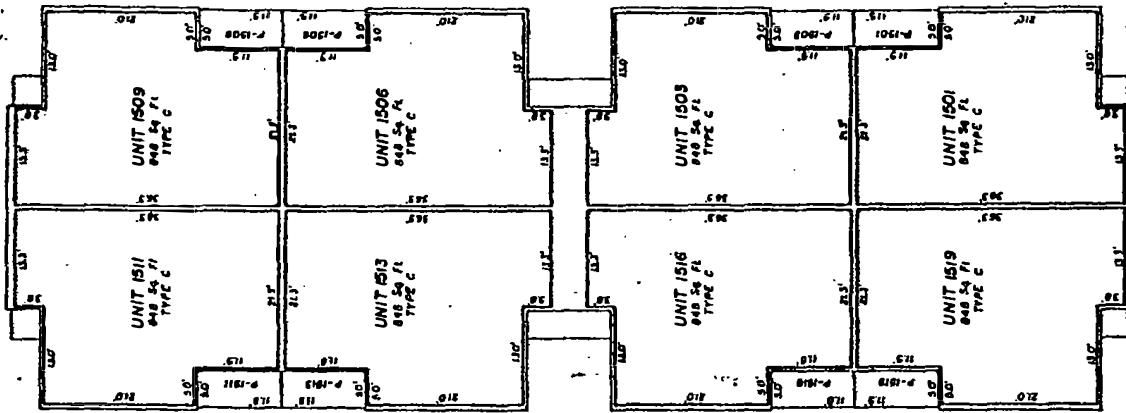


THIRD FLOOR

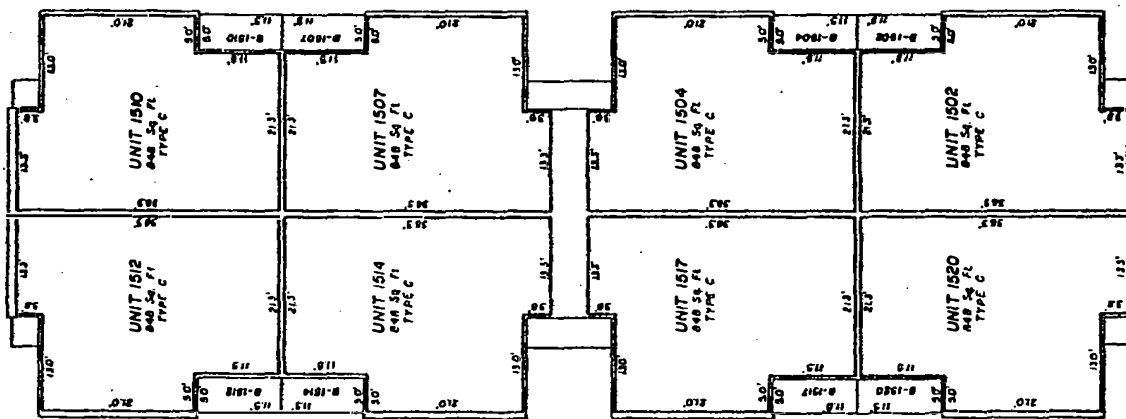
NOTE: DRAWINGS MAY NOT BE
EXACTLY TO SCALE.



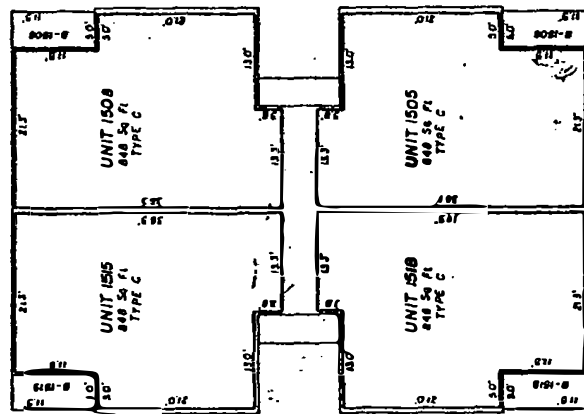
BUILDING 0



FIRST FLOOR



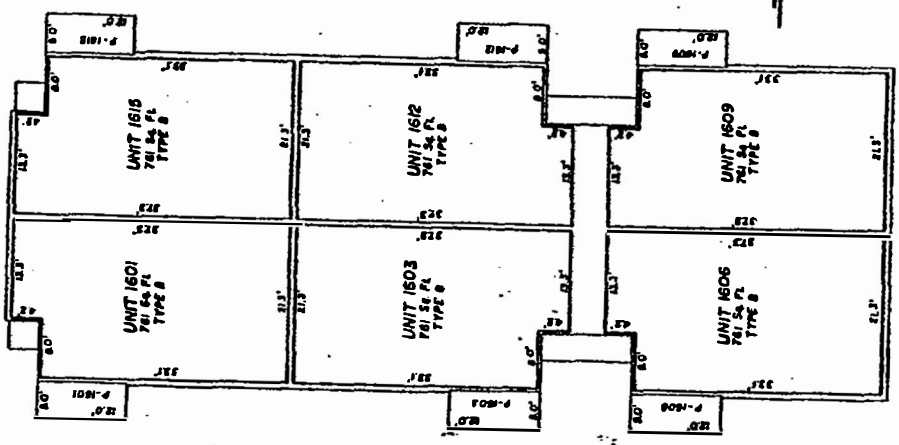
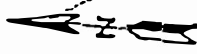
SECOND FLOOR



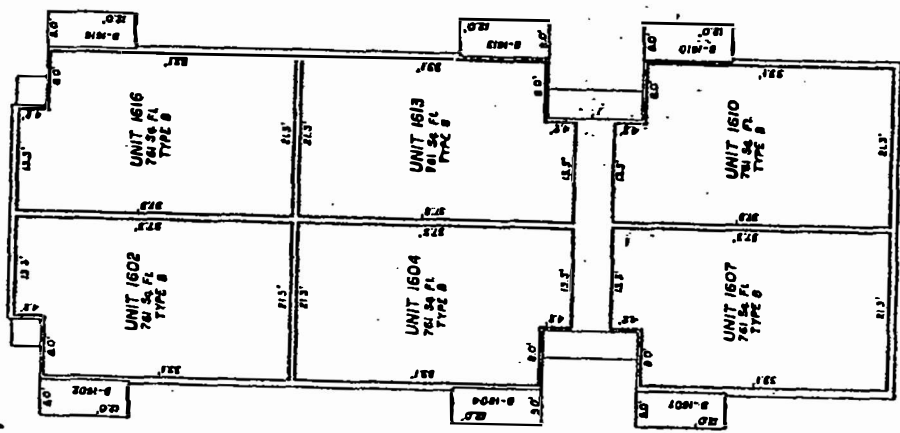
THIRD FLOOR

NOTE: DRAWINGS MAY NOT BE EXACTLY TO SCALE.

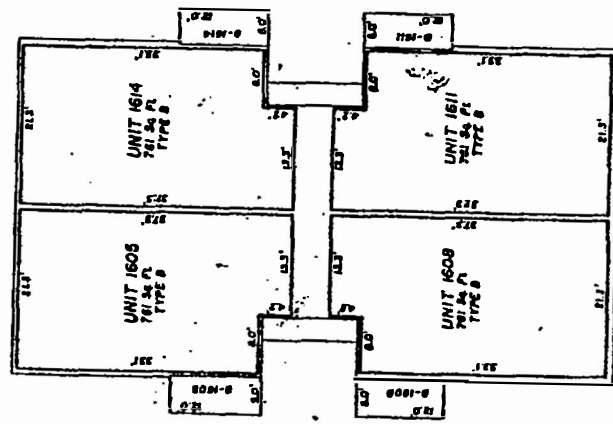
BUILDING R



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

NOTE: DRAWINGS MAY NOT BE
 EXACTLY TO SCALE.

