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FOR THE DECLARATION OF
THE VILLAGE OF FOURMEN SOUTHWEST

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HOLD
FOR
CENTER
UNITED TITLE

RECORDERS MEMORANDUM
All the files of recordation, including the original and
photostatic copies of the Declaration of Condominium
Project, were reviewed and found to be correct and
conform to the requirements of the Texas Property Code
and the rules of the Texas Department of Public Safety
on September 14, 1983.

CONDOMINIUM DECLARATION
FOR
VILLAGE OF FONDREN SOUTHWEST CONDOMINIUMS

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

THAT, WHEREAS VILLAGE OF FONDREN SOUTHWEST, LTD., a Texas Limited Partnership, having its principal office at 5700 Woodway, #108, Houston, Texas 77057, hereinafter called "Declarant", is the Owner of certain real property situated in the County of Harris, State of Texas, being described more fully on Exhibit "A", which by this reference is made a part hereof; and

WHEREAS, Declarant desires to establish a Condominium Regime under the Condominium Act of the State of Texas, Article 1301a, Revised Civil Statutes of Texas, herein called the "Act"; and

WHEREAS, Declarant has prepared plans for the construction of sixteen (16) multifamily Buildings and other improvements apartment thereon on the Property described in said Exhibit "A", which when completed shall consist of one hundred forty-eight (148) separately designated Condominium Units and which will be known as The Village of Fondren Southwest; and

WHEREAS, Declarant does hereby establish a plan for the individual ownership in fee simple of estates consisting of the area or space contained in each of the Units, herein called the "Condominium Regime", in sixteen (16) Buildings and the co-ownership by the individual and separate Unit Owners thereof, as tenants in common, of all the remaining property, which includes both Limited Common Elements and General Common Elements, as hereinafter defined in Paragraph 1.1 hereof, and which are hereinafter collectively referred to as the "Common Elements" or "Common Areas".

NOW, THEREFORE, Declarant does hereby submit the real property described on the attached Exhibit "A", and all improvements thereon, to the provisions of the Act and the Condominium Regime, and does hereby publish and declare that the following terms, covenants, conditions, easements, restrictions, uses, limitations and obligations shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns and to any person acquiring or owning an interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

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f. "Condominium Owners Association" or "Association" means Village of Fondren Southwest Owners Association, Inc., a Texas

non-profit corporation, the By-Laws of which shall govern the administration of this Condominium Property and the membership of which shall be composed of all the Owners of the Condominium Units according to such By-Laws.

g. "Condominium Unit" shall mean an individual Unit together with the interest in the Common Elements (General or Limited) appurtenant to such Unit.

h. "Construction Period" means that period of time during which Declarant is developing the Premises and selling the Condominium Units, which time period shall extend from the date hereof until such time as the Declarant transfers title to all of the Condominium Units, including all Units annexed to this Condominium Regime pursuant to the provisions of Paragraph 2.10 hereof.

i. "Declarant" shall mean The Village of Fondren Southwest, Ltd., or its successors or assigns, who is developing the Property as a condominium.

j. "Declaration" shall mean this Condominium Declaration instrument as the same may be amended pursuant to Paragraph 2.10 hereof.

k. "General Common Elements" means a part of the Common Element and includes:

(1) The real property described in Exhibit "A" attached hereto;

(2) All foundations, bearing walls and columns, roofs, halls, lobbies, stairways and entrances and exits or communicationways;

(3) All basements, roofs, yards and gardens, except as otherwise herein provided or stipulated;

(4) All premises for the lodging of janitors or persons in charge of the Buildings, except as otherwise herein provided or stipulated;

(5) All compartments or installations of central services, such as power, light, gas, cold and hot water,

ARTICLE 1

DEFINITIONS AND TERMS

1.1 DEFINITIONS OF TERMS. As used in this agreement, the following terms shall have the following meanings unless the context shall expressly provide otherwise:

a. "Board" or "Board of Directors" shall refer to the Board of Directors of Village of Fondren Southwest Owners Association.

b. "Common Assessment" means the charge against each Unit Owner and his Unit, representing a portion of the total costs to the Association of maintaining, improving, repairing, replacing, managing and operating the Property, which are to be paid uniformly and equally by each Unit Owner of the Association, as provided herein. This shall also include charges assessed against each Unit Owner to maintain a reserve for replacement fund and to cover costs incurred by the Association to participate in any condemnation suit, as provided in Paragraph 6.3 hereof.

c. "Common Elements" means and includes all of the Property described in Exhibit "A", and all of the improvements thereto and thereon located, excepting all Units. Common Elements shall consist of the General Common Elements and the Limited Common Elements.

d. "Common Expenses" means and includes:

(1) All sums lawfully assessed against the Common Elements by the Managing Agent or Board;

(2) All expenses of administration and management, maintenance operation, repair or replacement of and addition to the Common Elements (including unpaid special assessments);

(3) Expenses agreed upon as Common Expenses by the Unit Owners; and

(4) Expenses declared to be Common Expenses by this Declaration or by the By-Laws.

e. "Completed Unit" means a completely finished Unit, including, but not limited to, the installation of all appliances and utilities, rendering it ready for occupancy by an Owner other than the Declarant.

RECORDING INFORMATION
All the above information, which contains the
reproducible language of this Declaration, and
the instrument thereon, shall be recorded in the
instrument files and recorded.

refrigeration, central air conditioning and central heating reservoirs, water tanks and pumps, swimming pool and the like;

(6) All elevators and shafts, garbage incinerators and, in general, all devices or installations existing for common use; and

(7) All other elements of the Buildings desirably or rationally of common use or necessary to the existence, upkeep and safety of the Condominium Regime established by this Declaration.

1. "Mortgagee" and "First Mortgagee" shall mean the holder of a first mortgage lien on any Unit in the Condominium Project.

m. "Limited Common Elements" means and includes those Common Elements which are reserved for the exclusive use of an individual Owner of a Unit or a certain number of individual Owners of Units, for the exclusive use of those Owners, which may include:

(1) Parking space designated as an appurtenance to a

Unit;

(2) Balcony or patio structures serving exclusively

a single Unit or one (1) or more adjoining Units; and

(3) "Air handlers", pipes, ducts, electrical wiring

and conduits located entirely within a Unit or adjoining

Units and serving only such Unit or Units, and such

portions of the perimeter walls, floors and ceilings,

doors, vestibules, windows, entryways, and all associated

fixtures and structures therein, as lie outside the Unit

boundaries.

n. "Majority of Unit Owners" means those Owners with fifty-one percent (51%) of the votes entitled to be cast.

o. "Occupant" means a person or persons in possession of a Unit, regardless of whether said person is a Unit Owner.

p. "Owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof, who owns, of record, title to one (1) or more Condominium Units.

q. "Plan", "Survey Map", "Map" and "Plans" mean or include the engineering survey of the land, including thereon all of the

improvements, the floor and elevation plans and any other drawing or diagrammatic plan depicting a part of, or all of, the improvements, same being herewith filed, consisting of _____ sheets, labeled Exhibit "A" and incorporated herein.

f. "Premises", "Project" or "Property" means and includes the land, the buildings and all improvements and structures thereon and all rights, easements and appurtenances belonging thereto.

g. "Special Assessments". In addition to the common assessments described above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of deferring, in whole or in part:

- (1) The cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto; or
- (2) The expense of any other contingencies or unbudgeted costs; provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the Members who are voting in person or by proxy at a meeting duly called for this purpose. Any amount assessed pursuant hereto shall be assessed to Owners in proportion to the interest in the Common Element owned by each. The Association, after due notice and hearing, shall also have the authority to establish and fix a special assessment upon any Unit to secure the liability of the Owner of such Unit to the Association for any breach by such Owner of any of the provisions of this Declaration, which breach shall require an expenditure by the Association for repair or remedy. Special assessments may be billed or collected on a monthly basis. The above mentioned liability of any Owner is to be established as set forth in this Declaration.

h. "Unit" shall mean the elements of an individual Condominium Unit which are not owned in common with the Owners of the other Condominium Units in the Project as shown on the Maps, which are exhibit attached hereto, and each Unit shall include the

RECORDED MECHANICALLY
THIS INSTRUMENT IS SUBJECT TO THE
PLAT AND MAPS HERETO WHICH ARE
INCORPORATED BY REFERENCE
HEREIN AND WHICH ARE FILED IN
THE PUBLIC RECORDS OF
HARRIS COUNTY, TEXAS
ON _____ AT _____
AND INSTRUMENT NO. _____

- a. The legal description of the surface of the land;
- b. The linear measurements and location, with reference to the exterior boundaries of the land, of the Buildings and all other improvements constructed, or to be constructed, on said land by Declarant;
- c. The exterior boundaries and number of each Unit, expressing its square footage, and any other data necessary for its identification, which information will be depicted by a Plat of such floor of each Building showing the letter of the Building, the number of the floor and the number of the Unit; and
- d. The location of the Limited Common Elements.

2.2 **DESIGNATION OF UNITS.** The Property is hereby divided into 148 separately designated Units contained within the sixteen (16) Buildings. Each Unit is identified by number and each Building is identified by letter on the Map. The remaining portion of the Premises, referred to as the Common Elements, shall be owned in common by the Owners. The Owners of each Unit shall own an undivided interest in said Common Elements, the percentage or fraction thereof for each Unit being as shown on the attached Exhibit "C".

2.3 **LIMITED COMMON ELEMENTS.** Portions of the Common Elements are set aside and reserved for the exclusive use of the individual Owners, such areas being Limited Common Elements. The Limited Common Elements reserved for the exclusive use of the individual Owners are the automobile parking spaces and patio and balcony structures. Such space is allocated and assigned by the Declarant to the respective Units, as indicated on the Plat. Such limited Common Elements shall be used in connection with the particular Unit, to the exclusion of the use thereof by the other Owners, except by invitation.

2.4 **REGULATION OF COMMON AREAS.** Portions of the Common Areas are intended as recreation areas, and are improved with green areas, a whirlpool, swimming pool, clubhouse, and other facilities. Reasonable regulations governing the use of such facilities by Owners and by their guests and invitees shall be promulgated by the Declarant, or by the Board of Directors of the Association after the same has been elected. Such regulations shall be permanently posted at the office and/or elsewhere in said recreational areas, and all Owners shall be furnished with a copy thereof. Each Owner shall be required to strictly comply with said Rules and

and the space includes both the portions of the Building so described and the air space so encompassed, excepting the Common Elements. In interpreting deeds, mortgages, deeds of trust and other instruments, the existing physical boundaries of the Unit reconstructed in substantial accordance with the original plans thereof shall be conclusively presumed to be its boundaries, regardless of settling, rising or lateral movement of the Building and regardless of variances between boundaries shown on the Plat and herein defined shall further include the interior construction, partitions, appliances, fixtures and improvements which are intended to exclusively serve such Unit space, such as interior room walls, floor coverings or finish, closets, cabinets, shelving, individual bathroom and kitchen fixtures, plumbing and appliances, individual lighting and electrical fixtures and other separate items or chattels belonging exclusively to such Unit, any of which may be removed, replaced, disposed of or otherwise treated without affecting any other Unit space or ownership, use or enjoyment thereof. None of the land in this Project on which any Unit space or porch space is located shall be separately owned, as all land in this Project shall constitute part of the "Common Elements" of the Property as herein defined, and shall be owned in common by the Owners of the Units in this Condominium Project. It is intended the term "Unit", as used in this Declaration, shall have the same meaning as the term "Apartment" as used in the Act.

ARTICLE II

CONDOMINIUM UNIT DESIGNATIONS AND DESCRIPTIONS

2.1 **RECORDATION OF PLAT.** The Plat shall be filed for record simultaneously with the recording of this Declaration as a part hereof, and prior to the first conveyance of any Condominium Unit. Such Plat consists of and sets forth:

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limitations, and shall be responsible to the Association for the compliance therewith by the members of their respective families, relatives, guests, tenants or invitees, both minor and adult.

2.5 **INSEPARABLE UNITS.** Each Unit and its corresponding pro-rata interest in and to the Common Elements appurtenant thereto shall be inseparable and may not be conveyed, leased or encumbered separately, and shall at all times remain indivisible.

2.6 **DESCRIPTIONS.** Every deed, lease, mortgage, trust deed or other instrument may legally describe a Condominium Unit by its identifying Building letter and Unit number, as shown on the Map, followed by the words VILLAGE OF FONDREN SOUTHWEST CONDOMINIUM and by reference to this recorded Declaration and Map.

Every such description shall be deemed good and sufficient for all purposes to convey, transfer, encumber or otherwise affect the Common Elements.

2.7 **ENCROACHMENTS.** If any portion of the Common Elements encroaches upon a Unit or Units, a valid easement for the encroachment and for the maintenance of same, so long as it stands, shall and does exist. If any portion or portions of a Unit or Units encroach upon the Common Elements, a valid easement for the encroachment and for the maintenance of same, so long as it stands, shall and does exist. A valid easement also exists to that portion of the General Common Elements and of the Limited Common Elements occupied by any part of an Owner's Unit not contained within the physical boundaries of such Unit, including, but not limited to, space occupied by heating and air conditioning equipment, utility lines and similar equipment which serves only one (1) Unit. For title or other purposes, such encroachments and easements shall not be considered or determined to be encroachments either on the Common Elements or the individual Units.

2.8 **GOVERNMENTAL ASSESSMENT.** Declarant shall give written notice to the Assessor's Office of the creation of Condominium Ownership of this Property, as is provided by law, so that each Unit and its percentage or fraction of undivided interest in the Common Elements shall be deemed a separate parcel and subject to separate assessment and taxation.

2.9 USE AND OCCUPANCY RESTRICTIONS.

- a. Subject to the provisions of this Declaration and By-Laws, no part of the Property may be used for purposes other than housing and the related common purposes for which the Property was designed. Each Unit or any two (2) or more adjoining Units used

together shall be used for residential purposes or such other uses permitted by this Declaration, and for no other purposes. The foregoing restrictions as to residence shall not, however, be construed in such manner as to prohibit a Unit Owner from:

- (1) Maintaining his personal professional library;
- (2) Keeping his personal business or professional

records or accounts; or

- (3) Handling his personal business or professional telephone calls or correspondence, which uses expressly declared customarily incidental to the principal residential use and not in violation of said restrictions.

b. That part of the Common Elements separating and located between and exclusively serving two (2) or more adjacent Units used together (including, without limitation, portions of any hallway and any walls) may be altered with written consent of the Board, as provided in Paragraph 3.8 herein, to afford ingress to and egress from such Units and to afford privacy to the occupants of such Units when using such Common Elements, and that part of the Common Elements so altered may be used by the Unit Owner or Owners of such Units as a license pursuant to a license agreement with the Association, provided:

- (1) The expense of making such alterations shall be paid in full by the Unit Owner or Owners making such alterations;

- (2) Such Unit Owner or Owners shall pay in full the expense of restoring such Common Elements to their condition prior to such alteration in the event such Units shall cease to be used together, as aforesaid; and

- (3) Such alteration shall not interfere with use and enjoyment of the Common Elements (other than the aforesaid part of the Common Elements separating such adjacent Units), including, without limitation, reasonable access and ingress to and egress from the other Units in the hallway affected by such alteration.

c. The Common Elements shall be used only by the Unit Owners and their agents, servants, tenants, family members, customers,

invitees and licensees for access, ingress to and egress from the respective Units and for other purposes incidental to use of the Units; provided, however, receiving rooms, clubhouse, swimming pool, jogging trail, and any other areas designed for specific use shall be used for the purposes approved by the Board.

d. The use, maintenance and operations of the Common Elements shall not be obstructed, damaged or unreasonably interfered with by any Unit Owner, and may be subject to lease, concession or easement, presently in existence or entered into by the Board at some future time.

e. Without limiting the generality of the foregoing provisions of this Paragraph 2.9, use of the Property by the Unit Owners shall be subject to the following restrictions:

- (1) Nothing shall be stored in the Common Elements

without prior consent of the Board, except in storage areas or as otherwise herein expressly provided;

- (2) Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance for the Property without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his Unit or the Common Elements which will result in the cancellation of insurance on any Unit, or any part of the Common Elements, or which will be in violation of any law;

- (3) No waste shall be committed in or on the Common Elements;

- (4) Subject to Declarant's rights under Paragraph 2.9e(1)(d) of this Declaration, no sign of any kind shall be displayed to the public view on or from any Unit or Common Elements without the prior written consent of the Board or the written consent of the Managing Agent acting in accord with the Board's direction;

- (5) No noxious or offensive activity shall be carried on, in or upon any Unit or the Common Elements, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any other Unit

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owner. No loud noises or noxious odors shall be permitted on the Property, and the Board shall have the right to determine in accordance with the By-Laws if any such noise, odor or activity constitutes a nuisance. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or other items which may unreasonably interfere with television or radio reception of any Unit Owner in the Property, shall be located, used or placed on any portion of the Property or exposed to the view of other Unit Owners without the prior written approval of the Board;

- (6) Except as expressly provided hereinabove, nothing shall be altered or constructed in or removed from the Common Elements, except upon the written consent of the Board;

- (7) No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuildings shall be permitted on the Property at any time temporarily or permanently, except with the prior written consent of the Board; provided, however, that temporary structures may be erected for use in connection with the repair or rebuilding of the buildings or any portion thereof;

- (8) No rubbish, trash or garbage or other waste material shall be kept or permitted upon any Unit or the Common Elements, except in sanitary containers located in appropriate areas screened and concealed from view, and no odor shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other Property in the vicinity thereof or to its occupants. There shall be no exterior fires whatsoever except barbecue fires contained within receptacles designed in such a manner that no fire

hazard is created. No chipping or household wastes shall be hung, dried or aired in such a way in the Property as to be visible to other Property and no lumber, grass, shrub or tree clippings, plant waste, metals, bulk material, scrap, refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Property, except within an enclosed structure or if appropriately screened from view;

- (9) No Unit Owner shall park, store or keep any vehicle, except wholly within the parking space designated therefor, and any inoperable vehicle shall not be stored in a parking space or within the Common Elements in general. No Unit Owner shall park, store or keep within or adjoining the Property any large commercial-type vehicle (dump truck, cement-mixer truck, oil or gas truck, delivery truck and any other vehicle equipment, mobile or otherwise, deemed to be a nuisance by the Board), or any recreational vehicle (camper unit, motor home, truck, trailer, boat, mobile home or other similar vehicle deemed to be a nuisance by the Board). No Unit Owner shall conduct major repairs or major restorations of any motor vehicle, boat, trailer, aircraft or other vehicle upon any portion of the Common Elements. Parking spaces shall be used for parking purposes only;

- (10) Except within individual Units, no painting, stenciling or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon the Property, except as approved by the Board;

- (11) Motorcycles, motorbikes, motor scooters or other similar vehicles shall not be operated within the Property except for the purpose of transportation directly from a parking space to a point outside the Property, or from a point outside the Property directly to a parking space;

- (12) No animals, livestock, reptiles, or poultry of any kind shall be raised, bred or kept in any Unit or the Common Elements. Dogs, cats, fish, birds and other household pets may be kept in Units subject to rules and

regulations adopted by the Association, provided they are not kept, bred or maintained for commercial purposes or in unreasonable quantities. As used in this Declaration, "unreasonable quantities" shall ordinarily mean more than two (2) pets per household; provided, however, the Association may determine a reasonable number in any instance to be more or less, and the Association may limit the size and weight of any household pets allowed. The Association, acting through the Board, shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board, a nuisance to any other Unit Owner. Animals belonging to Unit Owners, Occupants or their licensees, tenants or invitees within the Property must be kept either within an enclosure, an enclosed patio or on a leash being held by a person capable of controlling the animal. The enclosure must be so maintained that the animal cannot escape therefrom and shall be subject to the approval of the Board. Should any animal belonging to a Unit Owner be found unattended out of the enclosure and not being held on a leash by a person capable of controlling the animal, such animal may be removed by Declarant (for so long as it has control over the Association) or a person designated by Declarant to do so, and subsequent thereto by the Association or its Managing Agent, to a pound under the jurisdiction of the local municipality in which the Property is situated and a comparable animal shelter. Furthermore, any Unit Owner shall be absolutely liable to each and all remaining Unit Owners, their families, guests, tenants and invitees, for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Property by a Unit Owner or members of his family, his tenants or his guests; and it shall be the absolute duty and responsibility of each such Unit Owner to clean up after such animals which have used any portion of the Common Elements;

RECORDERS MEMORANDUM
As to the above, the undersigned has examined the instruments described herein and has determined that they are in proper form for recording in the public records of Harris County, Texas.

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(c.) Prevent Declarant, its successors or assigns, or its or their representatives, from maintaining a Sales Office and maintaining and showing model Units to aid in the marketing of the Units during the Construction Period; or

(d) Prevent Declarant, its successors or assigns, or its or their contractors or subcontractors, from maintaining such sign or signs for marketing of Units in the Property.

2.10 RESERVATION OF RIGHT OF MERGER AND AMMEXATION.

a. For a period of three (3) years from the date of recording of this Declaration, the Declarant reserves the right, authority and power to annex the adjoining land described in the attached Exhibit "B" for the purpose of establishing, amending and merging one (1) additional Condominium Regime. The one (1) Regime shall conform in basic respects to the general restrictions, limitations and benefits contained in this Declaration. Upon the recordation of a Condominium Declaration Supplement or Declaration of Ammexation and Merger in compliance with Paragraph 2.10, this Declaration shall further apply to and affect all of the Property described in this Declaration and the Property described in such Declaration Supplement or Declaration of Ammexation and Merger, and shall also bind all Owners of any part of the subsequent Regime with the same effect as if the Regime were originally subject to and described in this Declaration. Thereafter, the powers and responsibilities of the Board and Association shall be coextensive with regard to all Property included within the expanded Condominium and the Board and Association shall, pursuant to the provisions of this Declaration, constitute the Board and Association for the entire Condominium, as expanded. The rights, obligations and duties of each Owner shall be the same and identical to the rights, obligations and duties of the Owners prior to recordation of such Declaration Supplement or Declaration of Ammexation and Merger, except as each Owner's percentage or fraction of ownership interest may be modified as herein provided.

(13) With the exception of a First Mortgage in possession of a Unit following a default in a mortgage, a foreclosure proceeding or any deed or other arrangement in lieu of foreclosure, no Unit Owner shall be permitted to lease his Unit for hotel or transient purposes. No Unit Owner shall be permitted to lease less than the entire Unit. Every such lease shall be in writing, and a copy of such lease, as and when executed, shall be furnished to the Board. Every such lease shall provide that the lessee shall be bound by and subject to all of the obligations under the Declaration and By-Laws, of the Unit Owner making such lease and failure to do so shall be a default hereunder. The Unit Owner making such lease shall not be relieved thereby from any of said obligations; and

(14) In order that Declarant may establish the Property as a fully occupied Condominium, no Unit Owner nor the Association shall do anything to interfere with, and nothing in the Declaration shall be understood or construed to:

(a) Prevent Declarant, its successors or assigns, or its or their contractors or subcontractors, from doing in any Unit owned by them whatever they determine to be necessary or advisable in connection with the completion of any work thereon;

(b) Prevent Declarant, its successors or assigns, or its or their representatives, from erecting, constructing and maintaining on the Common Elements or any Unit owned or controlled by Declarant, its successors or assigns, or its or their contractors or subcontractors, such structures as may be reasonably necessary for the conduct of its or their business or completing any work and establishing the Property as a Condominium and disposing of the same by sale, lease or otherwise;

b. The Association shall continue to maintain one (1) Common Expense Fund for the collection and disbursement of monies as required and permitted hereby for the maintenance, repair, replacement and operation of the expanded Condominium and in all respects and meanings, the Condominium, as expanded, shall be deemed to be a single Condominium Project for the purposes of and in accordance with the provisions of this Declaration and the Act.

c. The ammexation and merger shall entail Buildings, amenities and Units of comparable design, size and quality and shall be accomplished by the filing of appropriate Declaration Supplement or Condominium Declaration of Ammexation and Merger. Said document shall be recorded in the Condominium Records of Harris County, Texas, which will, insofar as:

(1) Be executed by only the Declarant or its successors or assigns;

(2) Contain a legal description of the land to be annexed to the Condominium;

(3) Contain a sufficient description of the Units built or to be built on the annexed land;

(4) Contain a reallocation of percentage or fraction of ownership interest in the Common Areas (as expanded by ammexation) among all Units in the Condominium; and

(5) Any other information required by Law or necessary to effectuate the intent of this Article.

d. This Declaration, including, but not limited to this Paragraph 2.10, does not presently create any interest in or with respect to the Property shown as Exhibit "B" which may be annexed, and this Declaration shall not affect in any manner all or any part of such Property unless and until a Supplemental Declaration or Declaration of Ammexation and Merger is filed thereto in accordance with this Paragraph 2.10.

e. Notwithstanding any other provision of this Declaration to the contrary, the Declarant shall obtain the prior written approval of the Veterans Administration for any ammexation or merger.

ARTICLE XII

RIGHTS AND OBLIGATIONS OF OWNERSHIP

3.1 OWNERSHIP. A Condominium Unit will be a fee simple estate and may be held and owned by any person, firm, corporation or other entity singularly, as joint tenants, as tenants in common, or in any real property tenancy relationship recognized under the laws of the State of Texas.

3.2 PARTITION. The Common Elements (both General and Limited) shall be owned in common by all of the Owners of the Condominium Units and shall remain undivided, and no Owner shall bring any action for partition, or division of the Common Elements other than that as specifically provided for hereinafter in Paragraph 6.2, "Judicial Partition". Nothing contained herein shall be construed as limitation of the right of partition of a Condominium Unit between the Owners thereof, but such partition shall not affect any other Condominium Unit.

3.3 EXCLUSIVE POSSESSION OF OWNERSHIP. Each Owner shall be entitled to exclusive ownership and possession of his Unit. Each Owner may use the Common Elements in accordance with the purposes for which they are intended, without hindering or encroaching upon the lawful rights of the other Owners.

3.4 ONE-FAMILY RESIDENTIAL DWELLING. Each Condominium Unit shall be occupied and used or leased by the Owner only as and for a residential dwelling for the Owner, his family, his social guests or his tenants.

3.5 MECHANIC'S AND MATERIALMAN'S LIENS. No labor performed or materials furnished and incorporated in a Unit, notwithstanding the consent or request of the Owner, his agent, contractor or subcontractor, shall be the basis for filing of a lien against the Common Elements owned by such other Owners. Each Owner shall indemnify and hold harmless each of the other Owners from and against all liability arising from the claim of any lien against the Unit of any other Owner or against the Common Elements for construction performed or for labor, materials, services or other products incorporated in the Owner's Unit at such Owner's request.

3.6 RIGHT OF ENTRY. The Association shall have the irrevocable right to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the Common Elements therein or accessible therefrom, or at any time for making emergency repairs therein necessary to prevent damage to the Common Elements or to another Unit or Units.

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facily, guests or invitees, and is not covered or paid for by insurance either on such Unit or the Common Elements, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such Unit is subject, pursuant to Article IV hereof.

3.11 SUBJECT TO DECLARATION AND BY-LAWS. Each Owner shall comply strictly with the provisions of this Declaration, the By-Laws and the decisions and resolutions of the Association adopted pursuant thereto, as the same may be lawfully amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due for damages or for injunctive relief, or both, maintainable by the Association on behalf of the Owners or, in proper cases, by an aggrieved Owner.

ARTICLE IV

MANAGEMENT AND ADMINISTRATION

4.1 BY-LAWS. The administration of this Condominium Property shall be governed by the By-Laws of VILLAGE OF FONDREN SOUTHWEST CONDOMINIUM OWNERS ASSOCIATION, INC.

a non-profit corporation, referred to herein as the "Association". An Owner of a Condominium Unit, upon becoming an Owner, shall be a Member of the Association and shall remain a Member for the period of his ownership. The Association shall be managed by a Board of Directors, duly appointed or elected, pursuant to the terms and conditions of the By-Laws. In addition, the Association shall enter into a management agreement upon the terms and conditions established in the By-Laws, and said management agreement shall be consistent with this Declaration.

4.2 DECLARANT CONTROL. Paragraph 4.1 notwithstanding, and for the benefit and protection of the Unit Owners and any First Mortgagee of record for the sole purpose of insuring a complete and orderly buildout as well as a timely exitout of the Condominium Project, including any annexations as provided in Paragraph 2.10, the Declarant will retain control of and over the Association for a maximum period not to exceed April 1, 1988, or upon the sale of seventy-five percent (75%) of the Units, including any annexations, or when in the sole opinion of the Declarant, the Project becomes viable, self-supporting and operational, whichever occurs first. It is expressly understood, the Declarant will not use said control for any advantage over the Unit Owners by way of retention of any residual rights or interests in the Association or through the transfer of any management agreement with a term longer than one (1) year without majority Association approval upon relinquishment of Declarant control. Should Declarant elect not to annex the

3.7 OWNER MAINTENANCE. An Owner shall maintain and keep in repair the interior and patio and/or balcony space of his own Unit, including the fixtures thereof. All fixtures and equipment installed with the Unit, commencing at a point where the utility lines, pipes, wires, conduits or systems (which for brevity are hereafter referred to as "utilities") enter the Unit, shall be maintained and kept in repair by the Owner thereof; and, an Owner shall be obliged to promptly repair and replace any broken or cracked glass in windows and doors. An Owner shall be totally responsible for his own heating and cooling system.

3.8 ALTERATION. An Owner shall do no act nor any work that will impair the structural soundness and integrity of the Building or impair any easement or dedication. No Owner shall in any way alter, modify, add to or otherwise perform any work whatever upon any of the Common Elements, Limited or General, without the prior written consent and approval in writing by the Board of Directors. Any such alteration or modification shall be in harmony with the external design and location of the surrounding structures and topography, and shall not be considered until submission to the Association of complete plans and specifications showing the nature, kind, shape, size, materials, color and location for all proposed work. The Board shall have the obligation to answer within thirty (30) days after receipt of notice of the proposed alterations. Failure to so answer within the stipulated time shall mean that there is no objection to the proposed alteration or modification. The Board may require, at the Owner's expense, an engineer report prior to granting alteration approval. During the Construction Period, Declarant shall have the sole right to approve or reject any plans and specifications submitted for consideration by an Owner.

3.9 RESTRICTION OF OWNERSHIP. As a restriction of the ownership provisions set forth in Paragraph 3.11, "Unit", an Owner shall not be deemed to own the unfinished surfaces of the perimeter walls, floors ceilings and roofs surrounding his Unit, nor shall such Owner be deemed to own the utilities running through his Unit which are utilized for, or serve, more than one (1) Unit, except as a tenant in common with the other Owners. An Owner shall be deemed to own and shall maintain the inner, finished surfaces of the perimeter and interior walls, floors and ceilings, doors, windows and other such elements consisting of paint, wallpaper and other such finishing material.

3.10 LIABILITY FOR NEGLIGENCE ACTS. In the event the need for maintenance or repair is caused through the willful or negligent act of an Owner, his

RECONSTRUCTION MEMORANDUM
At the time of execution, the instrument was
represented by the undersigned, a duly
licensed and bonded professional architect
and architect-in-charge, and the
instrument was duly recorded.

3.9 adjoining tract, then its control shall extend no longer than three (3) years from the recedation of this Condominium Declaration. In no event shall control extend beyond April 1, 1988, if the proposed phase is amended and incorporated herein by merger. At the end of the Declarant Control Period, the Declarant, through the Board of Directors, shall call the first annual meeting of the Association.

4.3 TEMPORARY MANAGING AGENT. During the period of administration of this Condominium Regime by Declarant, the Declarant may employ or designate a temporary manager or managing agent, who shall have and possess all of the rights, powers, authority, functions and duties as may be specified in the contract of employment or as may be delegated by Declarant to him, except for the right to effect improvements or repairs. The Declarant may pay such temporary manager or managing agent such compensation as it may deem reasonable for the services to be rendered, which compensation shall constitute a part of the Common Expenses of this Condominium Regime and shall be paid out of the Association budget.

4.4 SPECIFIC POWER TO RESTRICT USE AND ENJOYMENT. Every Owner and the Declarant shall have a beneficial interest of use and enjoyment in the Common Elements subject to the following limitations, restrictions and provisions:

a. The right of the Association to publish rules and regulations governing use of the Common Areas and the improvements and facilities located thereon, and to establish and enforce penalties for infractions thereof;

b. The right of the Association to charge reasonable fees for the use of facilities within the Common Areas, if such facilities are not used by all Members equally;

c. The right of the Association, subsequent to the Declarant Control Period, to borrow money and mortgage the Common Area and improvements for the purpose of improving the Common Area and facilities and in aid thereof to mortgage said property; providing, however, that the rights of any such Mortgagee in such property shall be subordinate to the rights of the Owners hereunder, and in no event shall any such Mortgagee have the right to terminate the Condominium Regime established by this Declaration;

d. The right and duty of the Association to suspend the voting rights and the right to the use of the recreational

facilities by an Owner for any period during which any assessment against the Owner's Condominium Unit remains unpaid;

e. The right of Declarant or the Association after the Declarant Control Period, to grant utility easements to any public agency, authority or utility for the purposes, and subject to the conditions, of such agency, authority or utility. No such grant of easement shall be effective unless approved by all First Mortgagees and two-thirds (2/3) vote of the quorum of Owners present at a meeting of the Association specifically called for the purpose of approving any such grant of easement, and unless an instrument signed by the Board of Directors reflecting such vote of the Owners agreeing to such grant of easement and First Mortgagee approval has been duly recorded in the Condominium Records of Harris County, Texas;

4. The right of the Association to adopt, implement and maintain a private security system for the Premises consistent with applicable laws;

5. The right of the Association to establish rules and regulations governing traffic within the Common Area, and to establish sanctions for any violation or violations of such rules and regulations;

6. The right of the Association to regulate noise within the Premises, including, without limitation, the right of the Association to require mufflers on engines and to prohibit the use of devices producing excessive noise; and

7. The right of the Association to control the visual attractiveness of the property, including, without limitation, the right to require Owners to eliminate objects within their Units or within the limited Common Elements of such Unit which are visible from the Common Area and which, in the Association's judgment, detract from the visual attractiveness of the Property.

4.5 MEMBERSHIP, VOTING, QUORUM, PROXIES.

a. Membership. Any person on becoming an Owner of a Condominium Unit shall automatically become a Member of the Association. Such membership shall terminate without any formal Association action whenever such person ceases to own a Condominium Unit.

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which consists of a similar or essential nature, as are or shall hereafter customarily be covered with respect to any Condominium Buildings, fixtures, equipment and personal property, similar in construction, design and use, issued by responsible insurance companies authorized to do business in the State of Texas. The insurance shall be carried in blanket policy form naming the Association and all Mortgagees as the insured. In addition, each policy or policies shall identify the interest of each Condominium Unit Owner and shall provide for a standard, noncontributory mortgage clause in favor of each First Mortgagee. Further, the policy shall insure against loss or damage by fire, vandalism, malicious mischief or such other hazards as are covered under standard extended coverage provisions for the full insurable replacement cost of the Common Elements and the Units, and against such other hazards and for such amounts as the Board may deem advisable. Each Owner irrevocably designates the Owners Association, as Attorney in Fact, to administer and distribute such proceeds as is elsewhere provided in this Declaration. Such insurance policy shall also provide that it cannot be cancelled by either the insured or the insurance company until after thirty (30) days prior written notice to each First Mortgagee. The Board of Directors shall, upon request of any First Mortgagee, furnish a certified copy of each blanket policy and a separate certificate identifying the interest of the Mortgagee.

b. The Association shall keep a comprehensive policy or policies of public liability insurance covering the Common Elements of the Project and such policy or policies shall include a "Severability of Interest Endorsement" or equivalent coverage which will preclude the insurer from denying the claim of a Unit Owner because of negligent acts by the Association, its Board of Directors or another Unit Owner. Such policy or policies shall be in amounts of not less than One Hundred Thousand Dollars (\$100,000.00) per person, Three Hundred Thousand Dollars (\$300,000.00) per accident and Fifty Thousand Dollars (\$50,000.00) property damage, plus an umbrella policy for not less than One Million Dollars (\$1,000,000.00) for all claims for personal injury, including death, and/or property damage arising out of a single occurrence; and the policy shall include water damage liability. liability for non-owned and hired

Unit, but such termination shall not relieve or release any such former Owner from any liability or obligation incurred under or in any way connected with VILLAGE OF POUPREAN SOUTHWEST CONDOMINIUMS during the period of such ownership and membership of the Association, or impair any rights or remedies which the Board of Directors of the Association or others may have against such former Owner and Member arising out of or in any way connected with such ownership and membership and the covenants and obligations incident thereto. No certificates of stock shall be issued by the Association, but the Board of Directors may, if it so elects, issue one (1) membership card to the Owner(s) of a Condominium Unit. Such membership card shall be surrendered to the Secretary whenever ownership of the Condominium Unit designated thereon shall terminate.

b. Voting. Unit ownership shall entitle the Owner(s) to cast one (1) vote per Unit in the affairs of the Association, which vote will be weighted to equal the proportionate share of ownership of the Unit Owner in the Common Elements. Voting shall not be split among more than one (1) Unit Owner. The present number of votes that can be cast by the Unit Owners is one hundred forty-eight (148). The combined weighted votes calculated in accordance with Exhibit "c" shall equal one hundred percent (100%). Should additional property be annexed in accordance with Paragraph 2.10 hereof, the total number of votes shall be increased accordingly, and the weighted average adjusted to total one hundred percent (100%).

c. Quorum. The majority of the Unit Owners as defined in Article I shall constitute a quorum.

d. Proxies. Votes may be cast in person or by proxy. Proxies may be filed with the Secretary before the appointed time of each meeting.

e. Action Without Meeting. Notwithstanding anything to the contrary, a meeting of the Owners may be dispensed with if any action is agreed to in writing by the Owners representing an aggregate ownership interest of sixty-six and two-thirds percent (66-2/3%) of the Common Elements.

4.6 INSURANCE.

a. The Association shall obtain and maintain at all times insurance of the type and kind provided hereinafter, including such

RECORDERS MEMORANDUM:
This is the only document which should be recorded in the public records of Harris County, Texas, for the purpose of perfecting your claim against the State.

automobiles, liability for property of others and such other coverage as is customarily deemed necessary with respect to projects similar in nature.

c. The Association shall keep a policy or policies of (i) liability insurance insuring the Board of Directors, Officers and employees of the Association against any claims, losses, liabilities, damages or causes of action arising out of, or in connection with, or resulting from any act done or omission to act by any such person or entities, (ii) workmen's compensation as required under the laws of the State of Texas, and (iii) such other insurance as deemed reasonable and necessary in order to protect the Project, the Unit Owners and the Association.

d. The Association shall be responsible for obtaining insurance upon the Units, including all fixtures, installations or additions thereto contained within the unfinished interior surfaces of the perimeter walls, floors and ceilings of such Unit, as initially installed or replacements thereof. The Association shall not be responsible for procurement or maintenance of any insurance covering the liability of any Unit Owner not caused by or connected with the Association's operation or maintenance of the Project. Each Unit Owner may obtain additional insurance at his own expense for his own benefit. Insurance coverage on the furnishings and other items of personal property belonging to a Unit Owner and casualty and public liability insurance coverage within each Unit are specifically made the responsibility of each Unit Owner, and each Unit Owner must furnish a copy of his insurance policy to the Association.

e. Any insurance obtained by the Association or a Unit Owner shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against the Unit Owners, Association or their respective servants, agents or guests.

ARTICLE V

MAINTENANCE ASSESSMENTS

5.1 ASSESSMENTS FOR COMMON EXPENSES. All Owners shall be obligated to pay the estimated assessments imposed by the Association to meet the Common Expenses. Assessments for the estimated Common Expenses shall be due monthly in advance on or before the first (1st) day of each month. Failure to pay by the fifteenth (15th) day of each month shall require the imposition and

assessment of a late charge not to exceed ten percent (10%) of the monthly assessment. Contribution for monthly assessments shall be prorated if the ownership of a Condominium Unit commences on a day other than the first (1st) day of a month.

5.2 PURPOSE OF ASSESSMENTS. The assessments levied by the Association shall be used exclusively for the purposes of promoting the health, safety, welfare and recreation of the residents in the Property, and in particular for the improvement, maintenance and preservation of the Property, the services and the facilities devoted to said purposes that are related to the use and enjoyment of both the Common Elements and the Units situated upon the Property. Such uses may include, but are not limited to, the cost to the Association of the following: all insurance, repair, replacement and maintenance of the Common Elements; fire, extended coverage, vandalism, malicious mischief and liability insurance for the Condominium Units; management costs, taxes, legal and accounting fees authorized by the Association; construction of other facilities; maintenance of easements upon, constituting a part of, apartment to or for the benefit of the Property, including but not limited to: mowing grass, caring for the grounds and landscaping; caring for the swimming pool and equipment; roofs and exterior surfaces of all buildings and carpets; garbage pickup; pest control; street maintenance; outdoor lighting; security service for the Property; water and sewer service furnished to the Property by or through the Association; discharge of any liens on the Common Elements; and other charges required by this Condominium Declaration, or authorized by the Association. In addition, the Association shall establish a reserve for repair, maintenance and other charges as specified herein.

5.3 DETERMINATION OF ASSESSMENTS. Notwithstanding Paragraph 5.5 hereof, the assessments shall be determined by the Board of Directors based upon the cash requirements necessary to provide for the payment of all estimated expenses growing out of or connected with the maintenance and operation of the Common Elements. This determination may include, among other items, taxes, governmental assessments, landscaping and grounds care, Common Area lighting, repairs and renovation, garbage collections, wages, water charges, legal and accounting fees, management costs and fees, expenses and liabilities incurred by the Association under or by reason of this Declaration, expenses incurred in the operation and maintenance of recreation and administrative facilities, interest on any deficit remaining from a previous period and the creation of a

RECORDS MANAGEMENT:
As the authorized signatory,
I hereby certify that the foregoing
is a true and correct copy of the
original document as recorded in
the Public Records Office of
Harris County, Texas, on the date
indicated below.

improvements upon the Common Area, including the necessary fixtures and personal property related thereto, provided that any such assessment shall be approved by a two-thirds (2/3) vote of the quorum of Owners voting in person or by proxy at a meeting duly called for this purpose. The Declarant will be treated as all other Unit Owners for purposes of special assessments.

5.7 COMMENCEMENT OF ASSESSMENTS. The monthly assessments provided for herein shall be due on the first (1st) day of the month. The assessments shall be prorated if the ownership of a Unit commences on a day other than the first (1st) day of the month. On Units owned by the Declarant, the assessment shall commence on the first (1st) day of the month after the Declarant Control period is terminated, or the first (1st) day of the month following the transfer to the Association of the responsibility for maintenance of the building in which the Unit is located in accordance with Paragraph 5.5 herein. The Board shall fix the amount of the monthly assessments against such Unit at least thirty (30) days prior to January 1st of each year; provided, however, that the Board shall have a right to adjust the monthly assessments, as long as any such adjustment does not exceed the maximum permitted hereunder, with thirty (30) days' written notice given to each Owner. Written notice of the monthly assessment adjustment shall be sent to every Owner subject thereto. The due date shall be established by the Board, and unless otherwise provided or unless otherwise agreed by the Association, the Board shall collect the assessments monthly in accordance with Paragraph 5.1 hereof.

5.8 NO EXEMPTION. No Owner may exempt himself from liability for his contribution towards the Common Expenses by waiver of the use or enjoyment of any of the General or Limited Common Elements or by abandonment of his Unit.

5.9 LIEN FOR ASSESSMENTS.

a. All sums assessed but unpaid by a Unit Owner for its share of Common Expenses chargeable to its respective Condominium Unit, including interest thereon at ten percent (10%) per annum, shall constitute a lien on such Unit superior (prior) to all other liens and encumbrances, except only for:

- (1) All taxes and special assessments levied by governmental and taxing authorities; and
- (2) All liens securing sums due or under any mortgage

reserve contingency fund. The omission or failure of the Board to fix the assessment for any month shall not be deemed a waiver, modification or a release of the Owners from the obligation to pay. At the time of conveyance of a Unit from Declarant to a Unit Owner, said Unit Owner shall be responsible for contributing to the Association an amount equal to two (2) months' common assessment for working capital and reserves, unless paid by Declarant, which payment is in addition to and shall not be deemed an advance payment of the monthly common assessment.

5.4 INITIAL ASSESSMENT AND MAXIMUM MONTHLY ASSESSMENT.

a. The monthly assessments shall be made according to each Owner's proportionate or percentage interest in and to the Common Elements provided in Exhibit "C" attached hereto.

b. As of January 1st of the year immediately following the conveyance of the first (1st) Condominium Unit to an Owner other than the Declarant, the Association may set the monthly assessment for the next succeeding twelve (12)-month period at an amount which shall not exceed one hundred-ten percent (110%) of the monthly assessment allowed for January of the preceding year. If the Board determines at any time during the calendar year that a greater increase of the monthly assessment is required to adequately perform the duties and responsibilities of the Association and pay all expenses thereof, then the Board may call a special meeting of the Owners. By the assent of a two-thirds (2/3) vote of the quorum of Owners, present at such meeting, the monthly assessment may be set at whatever level such Owners approve. The new assessment shall become the basis for future annual increases, using the one hundred-ten percent (110%) formula, as above outlined.

c. The Board of Directors shall have authority to lower the monthly assessment, if it deems feasible.

5.5 OBLIGATION OF DECLARANT FOR ASSESSMENTS AND MAINTENANCE. Declarant shall pay the regular monthly assessment for each Unit or Units it owns.

5.6 SPECIAL ASSESSMENTS FOR IMPROVEMENT. Subsequent to the Declarant Control Period and in addition to the annual assessments authorized above, at any time the Association may levy in any calendar year a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of

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for record prior to the time such costs, charges, expenses and/or assessments become due.

b. To evidence such lien the Association may, but shall not be required to, prepare written notice setting forth the amount of such unpaid indebtedness, the name of the Owner of the Condominium Unit and a description of the Condominium Unit. Such notice shall be signed by one (1) of the Board of Directors and may be recorded in the Office of the Clerk and Recorder of Harris County, Texas. Such lien for the Common Expenses shall attach from the date of the failure of payment of the assessment. Such lien may be enforced by foreclosure of the defaulting Owner's Condominium Unit by the Association. Any such foreclosure sale is to be conducted in accordance with the provisions applicable to the exercise of powers of sale in mortgages and deeds of trust, as set forth in Article 3910 of the Revised Civil Statutes of the State of Texas, or in any manner permitted by law. Each Owner, by accepting a deed to his Unit, expressly grants to the Association a power of sale, as set forth in said Article 3910, in connection with the assessment lien. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceedings, the costs and expenses for filing the notice or claim of lien and all reasonable attorney's fees, including the fees for withdrawal of the filing. The Owner shall also be required to pay to the Association a reasonable rental for the Condominium Unit during the period of foreclosure, and the Association shall be entitled to a receiver to collect same. The Association shall have the power to bid in the Condominium Unit at foreclosure sale and to acquire and hold, lease, mortgage and convey same.

c. The amount of the Common Expenses assessed against each Condominium Unit shall also be a debt of the Owner thereof at the time the assessment is made. Suit to recover a money judgment for unpaid Common Expenses shall be maintainable without foreclosure or waiving the lien securing same.

d. In addition, to the extent permitted by law, Declarant reserves and assigns to the Association, without recourse, a vendor's lien against each Unit to secure payment of a common

Declaration, the Plat and the By-Laws. The amount of settlement proceeds shall be collected by the Association, and such proceeds shall be divided by the Association according to each Unit Owner's interest (as such interests appear on the policy or policies), and such divided proceeds shall be paid into one hundred forty-eight (148) separate accounts, plus any annexed Units, each such account representing one (1) of the Condominium Units in the total Project. Each such account shall be in the name of the Association, and shall be further identified by the number of the Unit and the name of the Owner. From each separate account, the Association, as Attorney In Fact, shall use and disburse the total amount (of each) of such accounts, without contribution from any one (1) account to another, toward the full payment of the lien of any first mortgage against the Condominium Unit represented by such separate account. There shall be added to each such account, the apportioned amount of the proceeds derived from the sale of the entire Property and of any reserves or funds belonging to the Association after payment of all the liabilities of the Association. Such apportionment shall be based upon each Condominium Unit Owner's proportionate interest in the Common Elements. The total funds of each account shall be used and disbursed, without contribution from one (1) account to another, by the Association, as Attorney In Fact, for the same purposes and in the same order as is provided in Subparagraphs b(2)(a) through (e) of Paragraph 6.1 hereof.

(4) If the Owners representing a total ownership interest of one hundred percent (100%) of the Common Elements adopt a plan for reconstruction, which plan has the approval of one hundred percent (100%) of the First Mortgages, then all of the Owners shall be bound by the terms and provisions of such plan. Any assessment made in connection with such plan shall be a Common Expense and made pro rata according to each Owner's proportionate interest in the Common Elements and shall be due and

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contained in this Declaration, the Plat and the By-Laws. The sales proceeds shall be apportioned between the Owners and First Mortgages as their interests may appear on the basis of each Owner's percentage or fraction of interest in the Common Elements, and such apportioned proceeds shall be paid into one hundred forty-eight (148) separate accounts plus any annexed Units, each such account representing one (1) Condominium Unit. Each such account shall be in the name of the Association, and shall be further identified by the number of the Unit and the name of the Owner. There shall be added to each such account, the apportioned amount of the proceeds derived from the sale of the entire Property and of any reserves or funds belonging to the Association after payment of the liabilities of the Association. From each separate account, the Association, as Attorney In Fact, shall use and disburse the total amount of each of such funds, without contribution from (1) fund to another, for the same purposes and in the same order as is provided in Subparagraphs b(2)(a) through (e) of Paragraph 6.1 hereof.

6.2 JUDICIAL PARTITION. There shall be no judicial partition of the Common Elements, nor shall Declarant or any person acquiring any interest in the Project or any part thereof seek any such judicial partition, until the happening of the conditions set forth in Paragraph 6.1 hereof in the case of damage or destruction or unless the Property has been removed from the provisions of the Texas Condominium Act; provided, however, that if any Condominium Unit shall be owned by two (2) or more co-tenants, as tenants in common or as joint tenants, nothing herein contained shall be deemed to prevent a judicial partition between such co-tenants, but such partition shall not affect any other Condominium Unit.

6.3 CONDEMNATION.

a. If all or any part of the Property is taken or threatened to be taken by eminent domain or by power in the nature of eminent domain (whether permanent or temporary), the Association, as Attorney In Fact, and each Owner shall be entitled to participate in proceedings incident thereto at their respective expense. The

payable as provided by the terms of the plan. The Association shall have the authority to cause the repair and restoration of the improvements using all of the insurance proceeds for such purpose notwithstanding the failure of an Owner to pay the assessment. The assessment provided for herein shall be a debt of each Owner and a lien on his Condominium Unit and may be enforced and collected as is provided in Paragraph 5.9 hereof. In addition thereto, the Association, as Attorney In Fact, shall have the absolute right and power to sell the Condominium Unit of any Owner refusing or failing to pay such assessment within the time provided. If the assessment is not paid, the Association shall cause to be recorded a notice that the Condominium Unit of the delinquent Owner shall be sold by the Association. The proceeds derived from sale of such Condominium Unit shall be used and disbursed by the Association, as Attorney In Fact, for the same purposes and in the same order as is provided in Subparagraphs b(2)(a) through (e) of Paragraph 6.1 hereof.

(5) The Owners representing an aggregate ownership interest of sixty-six and two-thirds percent (66-2/3%) of the Common Elements or more, may agree that the Common Elements of the Property are obsolete and that the same should be renewed or reconstructed. In such instance, the expenses thereof shall be payable by all of the Owners as Common Expenses.

(6) The Owners representing an aggregate ownership interest of one hundred percent (100%) of the Common Elements and all holders of first mortgages may agree that the Common Elements of the Property are obsolete and that the same should be sold. In such instance, the Association shall record a notice setting forth such fact or facts, and upon the recording of such notice by the Association's authorized officers, the entire Premises shall be sold by the Association, as Attorney In Fact, for

RECORDERS MEMORANDUM
As the name of persons from whom photographs
were obtained is not shown on this plat, the
photographer is hereby authorized to obtain
photographs and copies therefrom
at the time of recording this plat.

Association shall give timely written notice of the existence of such proceedings to all Owners and to all First Mortgages known to the Association to have an interest in any Condominium Unit. The expense of participation in such proceedings by the Association shall be borne by the Common Fund. The Association, as Attorney In Fact, is specifically authorized to obtain and pay for such assistance from attorneys, appraisers, architects, engineers, expert witnesses and other persons as the Association in its discretion deems necessary or advisable to aid or advise it in matters relating to such proceedings. All damages or awards for any such taking shall be deposited with the Association, as Attorney In Fact, and such damages or awards shall be applied as provided herein. In the event that an action in eminent domain is brought to condemn a portion of the Common Elements (together with or apart from any Condominium Unit), the Association, as Attorney In Fact, in addition to the general powers set out herein, shall have the sole authority to determine whether to defend or resist any such proceeding, to make any settlement with respect thereto, or to convey such Property to the condemning authority in lieu of such condemnation proceeding.

b. With respect to any such taking, all damages and awards shall be determined for such taking as a whole and not for each Owner's interest therein. After the damages or awards for such taking are determined, such damages or awards shall be paid to the account of each Owner in proportion to his percentage or fractional ownership interest in the Common Elements to be applied or paid as set forth in Subparagraphs 6.1b(2)(a) through (e) hereof, unless restoration takes place as herein provided. The Association, if it deems advisable, may call a meeting of the Owners, at which meeting the Owners, by a majority vote, shall decide whether to replace or restore, as far as possible, the Common Elements so taken or damaged. In the event it is determined that such Common Elements should be replaced or restored by obtaining other land or building additional structures, this Declaration and the Map attached hereto shall be duly amended by instrument executed by the Association, as Attorney In Fact, on behalf of the Owners. In the event that such eminent domain proceeding results in the taking of or damage to one

(1) or more, but less than sixty-six and two-thirds percent (66-2/3%) of the total number of Condominium Units, then the damages and awards for such taking shall be determined for each Condominium Unit and the following shall apply:

(1) The Association shall determine which of the Condominium Units damaged by such taking may be made tenable for the purposes set forth in this Declaration, taking into account the nature of this Condominium Project and the reduced size of each Condominium Unit so damaged.

(2) The Association shall determine whether it is reasonably practicable to operate the remaining Condominium Units of the Project, including those damaged in the manner provided in this Declaration.

(3) In the event that the Association determines that it is not reasonably practicable to operate the undamaged Condominium Units and the damaged Units which can be made tenable, then the Condominium Project shall be deemed to be regrouped and merged into a single estate owned jointly in undivided interest by all Owners, as tenants in common, in the proportionate ownership interest previously owned by each Owner in the Common Elements.

(4) In the event that the Association determines it will be reasonably practicable to operate the undamaged Condominium Units and the damaged Units which can be made tenable as a Condominium Unit, then the damages and awards made with respect to each Unit which has been determined to be capable of being made tenable shall be applied to repair and to reconstruct such Condominium Unit so that it is made tenable. If the cost of such work exceeds the amount of the award, the additional funds required shall be assessed against those Condominium Units which are tenable or which can be made tenable. With respect to those Units which may not be tenable, the award made shall be paid as set forth in Subparagraphs 6.1b(2)(a) through (c) hereof; and the remaining portion

6.1b(2)(c) through (c) hereof; and the remaining portion THE VILLAGE OF FONDREN SOUTHWEST DECLARATION

A CONDOMINIUM PROJECT

CONDOMINIUM RECORDS

HARRIS COUNTY, TEXAS

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7.3 EXEMPTION OF AGENS. The Association shall permit First Mortgagee and the Veterans Administration to examine the books and records of the Association upon request.

7.4 RESERVE FUND. The Association shall establish adequate reserve funds for replacement of Common Element components and fund the same by regular monthly payments rather than by extraordinary special assessments. In addition, there shall be established a working capital fund for the initial operation of the Condominium Project equal to at least two (2) months' estimated Common Assessments charge for each Unit, said deposit to be collected at closing of Unit sale.

7.5 ANNUAL AUDITS. The Association shall furnish each First Mortgagee an annual audited financial statement of the Association within ninety (90) days following the end of each fiscal year of the Association.

7.6 NOTICE OF MEETINGS. The Association shall furnish each First Mortgagee upon request of such Mortgagee, prior written notice of all meetings of the Association and permit the designation of a representative of such Mortgagee to attend such meetings, one (1) such request to be deemed to be a request for prior written notice of all subsequent meetings of the Association.

7.7 APPROVAL FOR AMENDMENTS TO DECLARATION, ETC. The prior written approval of each First Mortgagee and the Veterans Administration in the event of amendment under Subparagraph (b), shall be required for the following:

- a. Abandonment or termination of VILLAGE OF FONDREN SOUTHWEST CONDOMINIUM as a Condominium Regime, except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;
- b. Any material amendment to the Declaration or to the By-Laws of the Association, including, but not limited to, any amendment which would change the percentage or fraction of interest of Unit Owners in the Common Elements, except as provided for under Paragraph 2.10 hereof; and
- c. The effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the Project.

7.8 NOTICE OF DAMAGE OR DESTRUCTION. The Association shall furnish the First Mortgagees timely written notice of any substantial damage or destruc-

tion of such Units, if any, shall become part of the Common Elements. Upon the payment of such award for the account of such Owner as provided herein, such Condominium Unit shall no longer be a part of the Condominium Project, and the proportionate ownership interest in the Common Elements apportioned to such remaining Condominium Unit shall be equitably adjusted to distribute the ownership of which shall continue as part of the Condominium Project the undivided interest in the Common Elements among the reduced number of Owners. If sixty-six and two-thirds percent (66-2/3%) or more of the Condominium Units are taken or damaged by such taking, all damages and awards shall be paid to the accounts of the Owners of Units, as provided herein, in proportion to their percentage or fractional ownership interests in the Common Elements; and this Condominium Regime shall terminate upon such payment. Upon such termination, the Condominium Units and Common Elements shall be deemed to be regrouped and merged into a single estate owned in undivided interest by all Owners as tenants in common in the proportionate ownership interest previously owned by each Owner in the Common Elements. Any damages or awards provided in this paragraph to be paid to or for the account of any Owner by the Association shall be applied as set forth in Subparagraphs 6.1b(2)(a) through (c) hereof.

ARTICLE VII

PROTECTION OF MORTGAGEE

7.1 NOTICE TO ASSOCIATION. An Owner who mortgages his Unit shall notify the Association, giving the name and address of his Mortgagee. Each Mortgagee shall be permitted to notify the Association of the fact that such Mortgagee holds a deed of trust or mortgage on a Condominium Unit. The Board shall maintain such information in a book entitled "Mortgagees of Condominium Units".

7.2 NOTICE OF DEFAULT. The Association shall notify a First Mortgagee in writing, upon request of such Mortgagee, of any default by the Mortgagee in the performance of such Mortgagee's obligations, as set forth in this Declaration, which is not cured within thirty (30) days.

RECORDS MANAGEMENT As part of the Declaration, the Association has agreed to maintain a record of all mortgages and to make such records available to the Mortgagee and to the lender.

7.3 RECORDS MANAGEMENT. No Unit may be partitioned or subdivided by the Owner thereof without the prior written approval of all First Mortgagees.

7.4 FINES, ASSESSMENTS AND CHARGES. All taxes, assessments and charges which may become liens prior to the first mortgage under local law shall relate only to the individual Condominium Unit and not to the Condominium Project as a whole.

7.5 OTHER ACTS BY ASSOCIATION REQUIRING APPROVAL OF FIRST MORTGAGEES OR OWNERS. Unless all of the First Mortgagees (based upon one (1) vote for each first mortgage owned), and Owners of the individual Condominium Units have given their prior written approval, the Association shall not be entitled to:

- a. By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer, the Common Elements, except as provided for in Paragraph 2.10 hereof; and
- b. Use hazard insurance proceeds for losses to any Condominium Property (whether to Units or to Common Elements) for other than the repair, replacement or reconstruction of such improvements, except as provided by statute in case of substantial loss to the Unit or as otherwise provided in this Declaration. The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements by the Condominium Project shall not be deemed a transfer within the meaning of this Paragraph.

7.6 RIGHT TO PARTITION. No Unit may be partitioned or subdivided by the Owner thereof without the prior written approval of all First Mortgagees.

7.7 FINES, ASSESSMENTS AND CHARGES. All taxes, assessments and charges which may become liens prior to the first mortgage under local law shall relate only to the individual Condominium Unit and not to the Condominium Project as a whole.

7.8 OTHER ACTS BY ASSOCIATION REQUIRING APPROVAL OF FIRST MORTGAGEES OR OWNERS. Unless all of the First Mortgagees (based upon one (1) vote for each first mortgage owned), and Owners of the individual Condominium Units have given their prior written approval, the Association shall not be entitled to:

- a. By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer, the Common Elements, except as provided for in Paragraph 2.10 hereof; and
- b. Use hazard insurance proceeds for losses to any Condominium Property (whether to Units or to Common Elements) for other than the repair, replacement or reconstruction of such improvements, except as provided by statute in case of substantial loss to the Unit or as otherwise provided in this Declaration. The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements by the Condominium Project shall not be deemed a transfer within the meaning of this Paragraph.

ARTICLE VIII
MISCELLANEOUS PROVISIONS

8.1 AMENDMENT. Subject to the provisions of Paragraphs 2.10 and 7.7 hereof, this Declaration shall not be revoked, nor shall any of the provisions herein be amended unless the Donors representing an aggregate ownership interest of one hundred percent (100%) of the Common Elements, agree to such revocation or amendment by instrument duly recorded, but no amendment shall affect Declarant's right to exercise the duties and functions of the Board of Directors, as allowed in Paragraph 4.1 hereof or alter or amend the rights given to Declarant in Paragraph 2.10 hereof.

8.2 CORRECTION OF ERROR. Declarant reserves, and shall have the continuing right, until the end of the Construction Period, without the consent of the other Owners or any Mortgage to amend this Declaration or the By-Laws for the purpose of resolving or clarifying any ambiguities or conflicts herein, or correcting any inadvertent misstatements, errors or omissions herein, or to comply with the requirements of Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Veterans Administration or Federal Housing Administration, provided that no such amendment shall change the stated number of Units or proportionate ownership interest in the Common Elements attributable thereto, except as provided in Paragraph 2.10 hereof.

8.3 OWNERSHIP OF COMMON PERSONAL PROPERTY. Upon termination of the Construction Period, as defined herein, Declarant shall execute and deliver a bill of sale to the Association transferring all items of personal property located on the Premises, furnished by Declarant, and intended for the common use and enjoyment of the Condominium Unit Owners and occupants. No Owner shall have any other interest and right thereto, and all such right and interest shall absolutely terminate upon the Owner's termination of possession of his Condominium Unit.

8.4 CHANGE IN DOCUMENTS. The holder of any mortgage covering any of the Condominium Units shall be entitled to written notification from the Association thirty (30) days prior to the effective date of any change in the Condominium documents. Any change in said documents during the time Declarant has control of the Association shall require the additional approval of the Veterans Administration.

THE VILLAGE OF FONDREN SOUTHWEST
DECLARATION
A CONDOMINIUM PROJECT
COMMONIUM RECORDS
HARRIS COUNTY, TEXAS

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IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed and delivered by its proper Managing Partner, this 12th day of August 1983.

VILLAGE OF FONDREN SOUTHWEST, LTD.
(A Texas Limited Partnership)

By [Signature]
Managing Partner

ATTEST

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared VERNON E. YOUNG, JR., known to me to be the person and Managing Partner whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of such Limited Partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

1983.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of August 1983.



[Signature]
Notary Public in and for
Harris County, Texas
DIME-DIME EXP. 9/10/86

8.5 NOTICE. All notices, demands or other notices intended to be served upon an Owner shall be sent by ordinary or certified mail, postage prepaid, addressed in the name of such Owner in care of the Unit number and Building address of such Owner. All notices, demands or other notices intended to be served upon the Board of Directors of the Association or the Association, shall be sent by ordinary or certified mail, postage prepaid, to 5701 Woodway, #108, Houston, Texas 77057, until such address is changed by a notice of address change duly recorded in the Harris County Condominium Records.

8.6 CONFLICT BETWEEN DECLARATION AND BY-LAWS. Whenever the application of the provisions of this Declaration conflict with the application of any provision of the By-Laws adopted by the Association, the provisions or application of this Declaration shall prevail.

8.7 INVALIDATION OF PAVES. If any of the provisions of this Declaration or any paragraph, sentence, clause, phrase or word or the application thereof in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this Declaration and the application of any provision, paragraph, sentence, clause, phrase or word in any other circumstance shall not be affected thereby.

8.8 OMISSIONS. In the event of the omission from this Declaration of any word, sentence, clause, provision or stipulation which shall be necessary for the accomplishment of the intent and purposes hereof, or any part hereof, then such omitted matter shall be supplied by inference and/or by reference to the Act.

8.9 TEXAS CONDOMINIUMS ACT. The provisions of this Declaration shall be in addition and supplemental to the Condominium Ownership Act of the State of Texas and to all other provisions of law.

8.10 GENDER. That whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

RECORDERS INFORMATION:
As the type of record for this instrument was
determined to be a Declaration of Condominium
Ownership because of the use of the word
"Condominium" in the title, the recording
office has changed the instrument to the
"Condominium" classification.

JOINDER OF MORTGAGEE

The undersigned, Alamo Savings Association of Texas, being the owner and holder of an existing mortgage and lien upon and against the real property described in the foregoing Declaration, as such Mortgagee and Lienholder, does hereby consent to and join in said Declaration of The Village of Fondren Southwest Condominiums.

This 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 lien shall hereafter be upon and against each and all of the units and all appurtenances thereto, and all of the undivided, equitable shares and interest in the Common Area, subject to the Restrictions hereby agreed to.

Signed and attested by the undersigned officers for said Alamo Savings Association of Texas, hereunto authorized this the 29 day of August, 1983.

ATTEST:
[Signature]
JEAN WALDO
BY [Signature]
C.H. STEWEL

ALAMO SAVINGS ASSOCIATION OF TEXAS

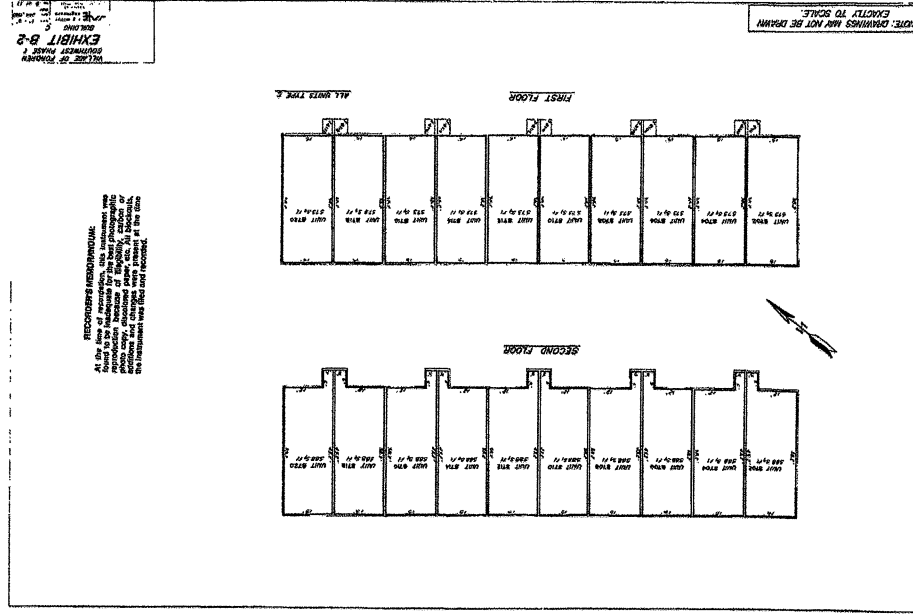
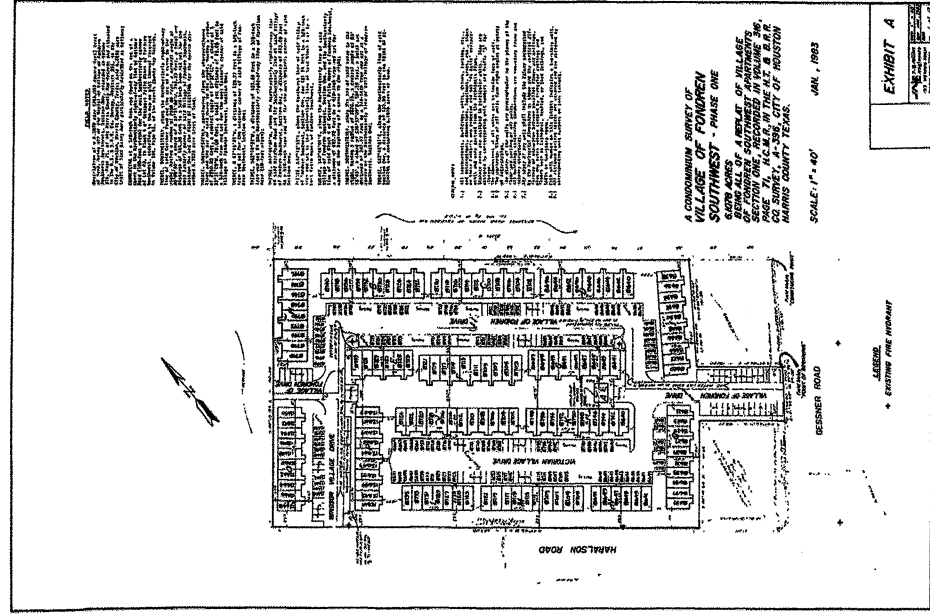
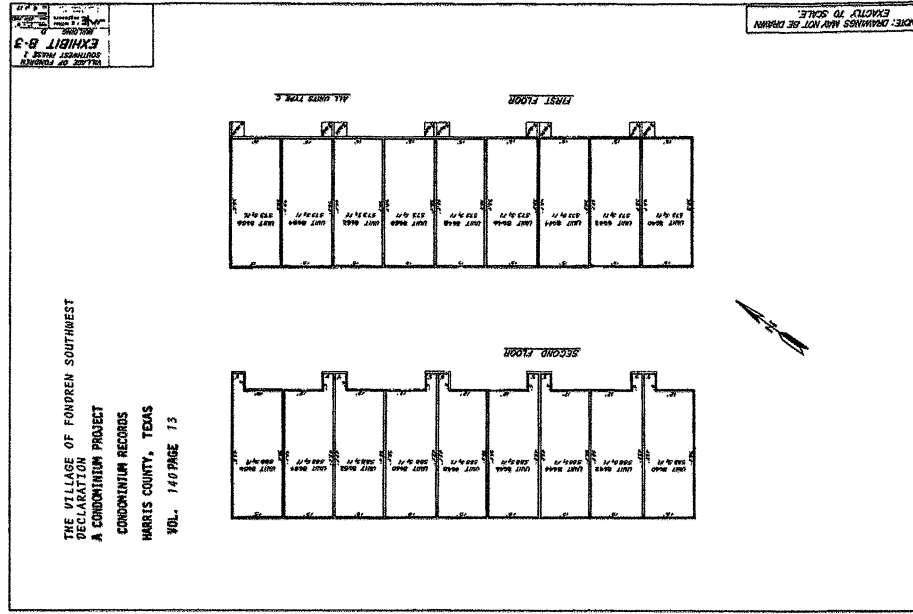
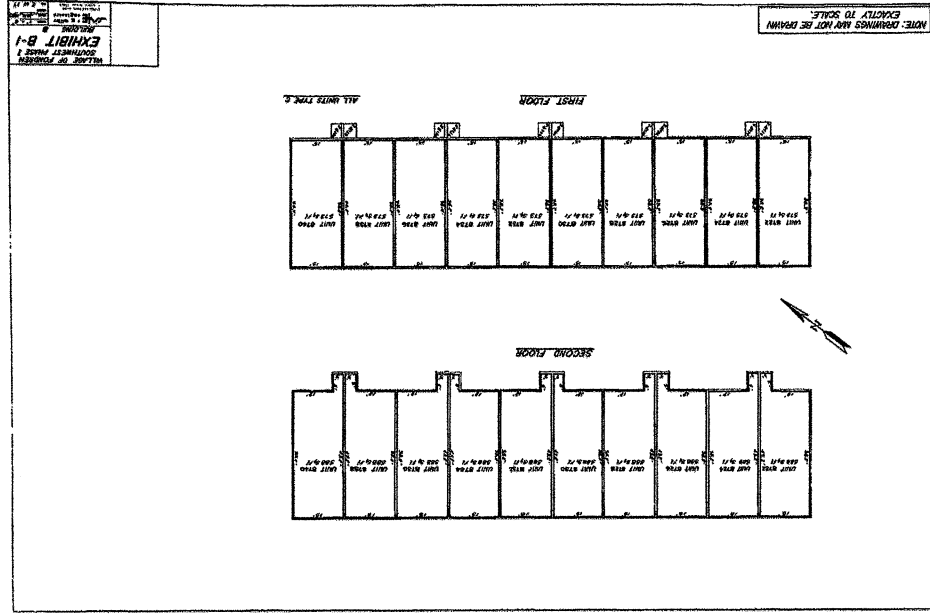
THE STATE OF TEXAS
COUNTY OF HARRIS

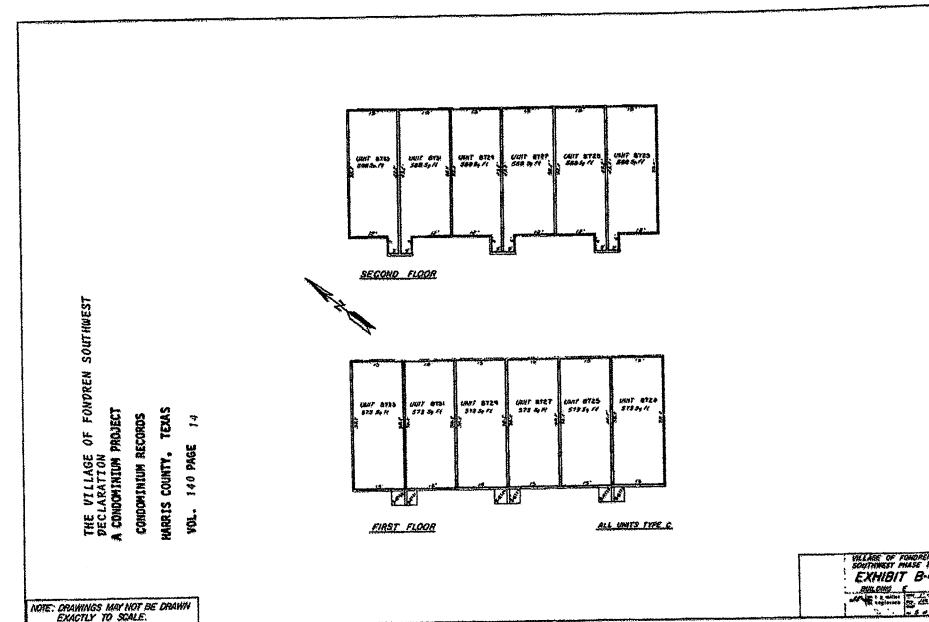
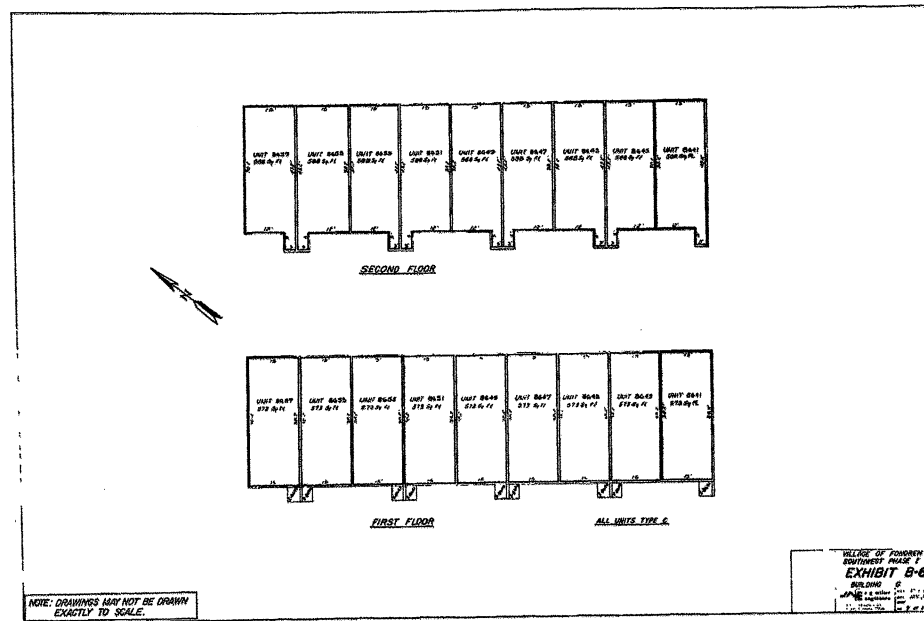
BEFORE ME, the undersigned authority on this day personally appeared C.R. Stahl, known to me to be the person whose name is subscribed to the foregoing instrument as President of Alamo Savings Association of Texas and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of August, 1983.

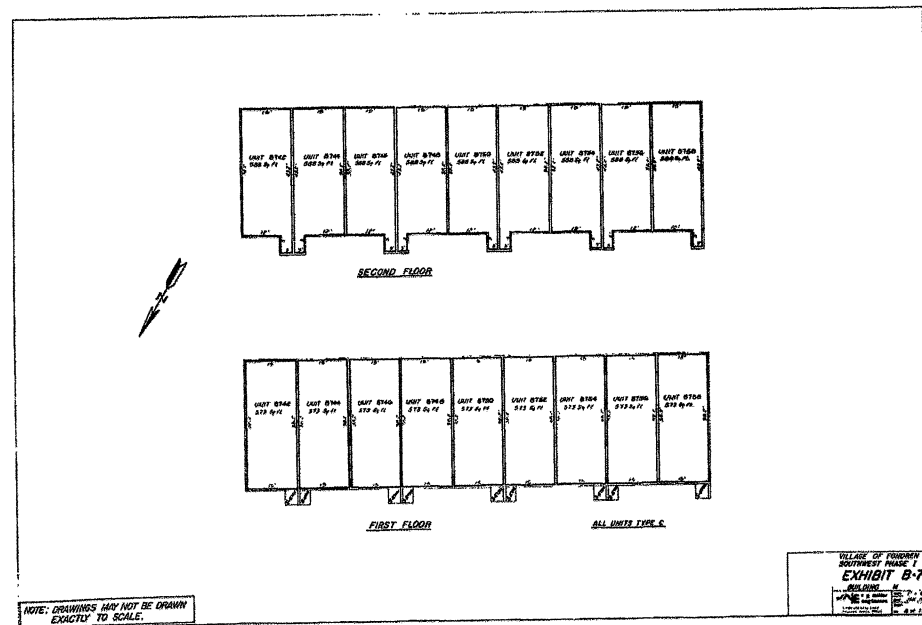


[Signature]
Notary Public in and for
HARRIS COUNTY, TEXAS
Cynthia P. Galloway

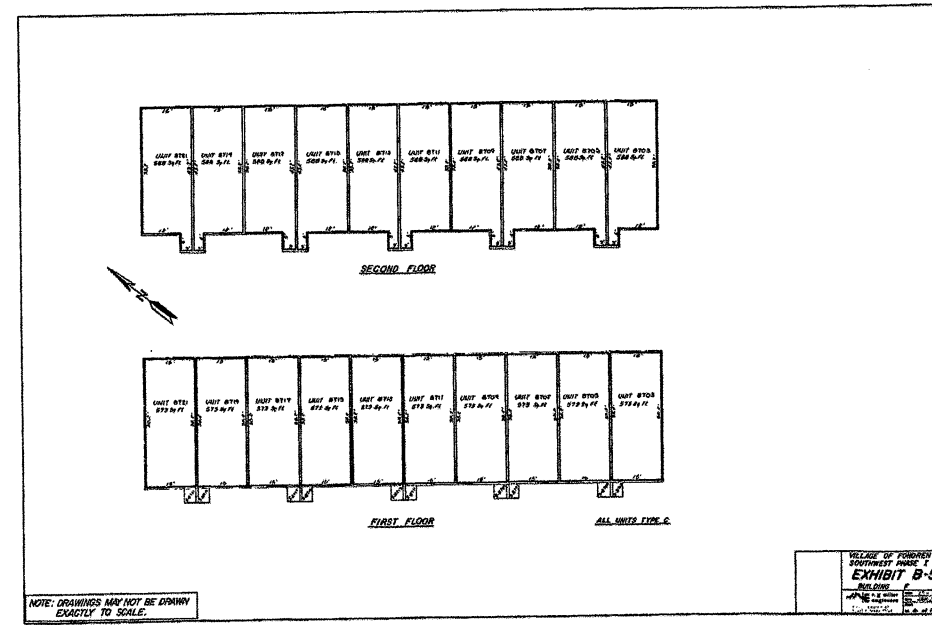


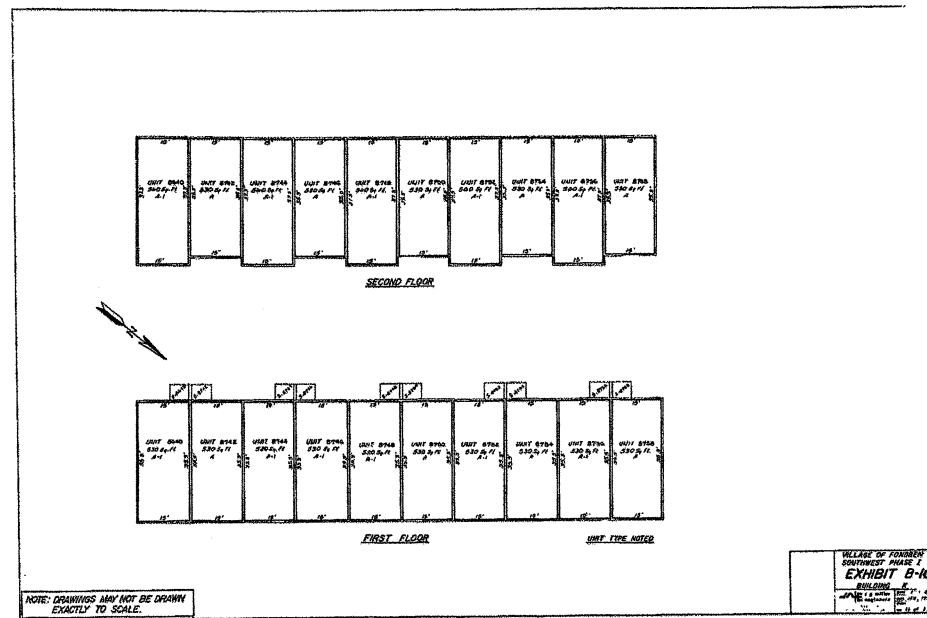


THE VILLAGE OF FORTBEN SOUTHWEST
 THE CLASSIFICATION
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 HARRIS COUNTY, TEXAS
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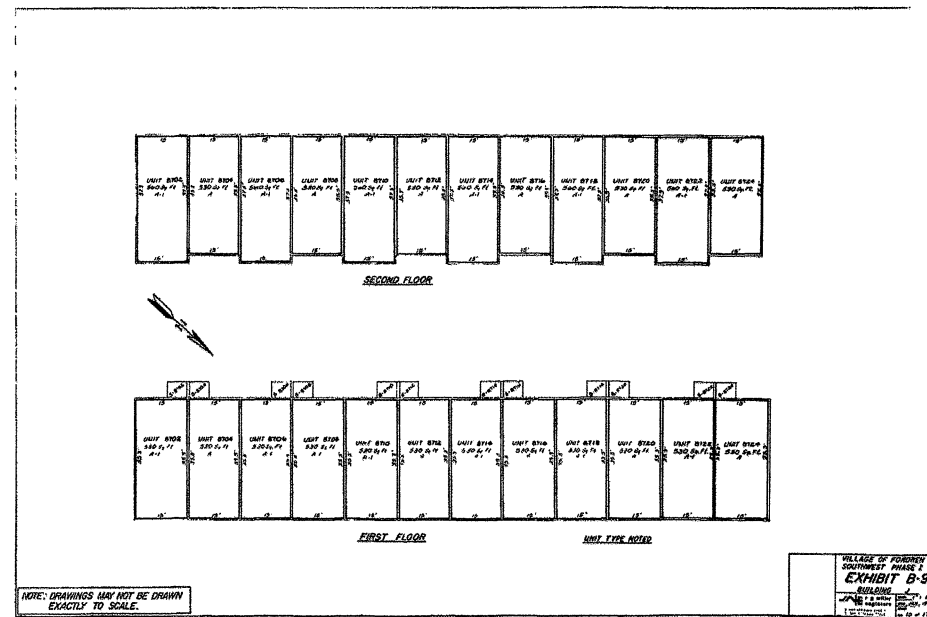
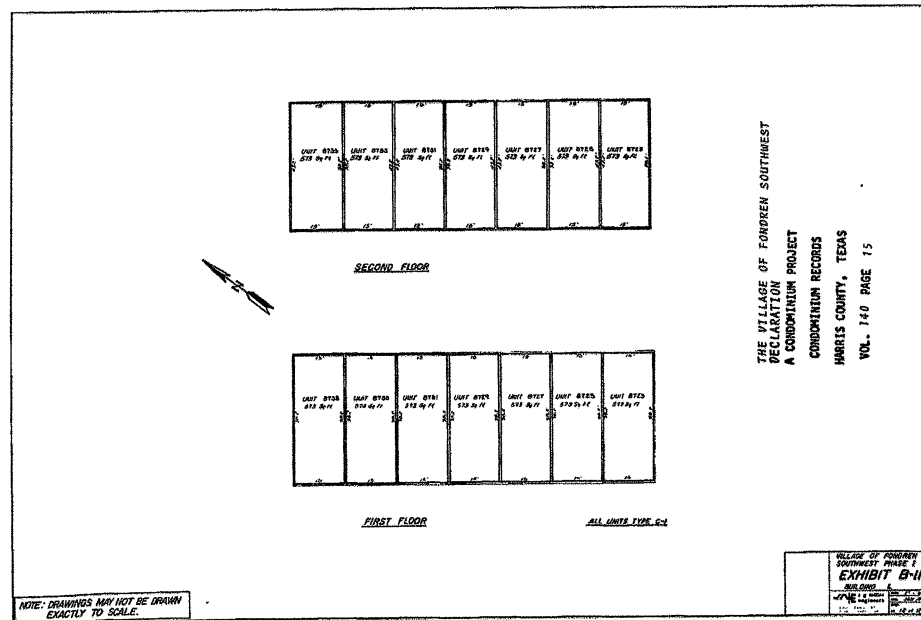
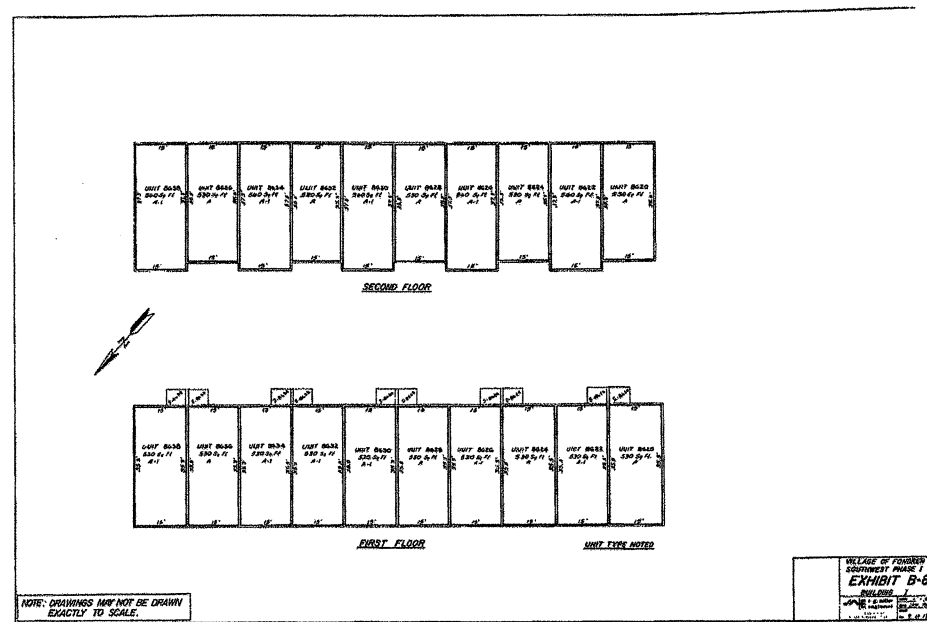


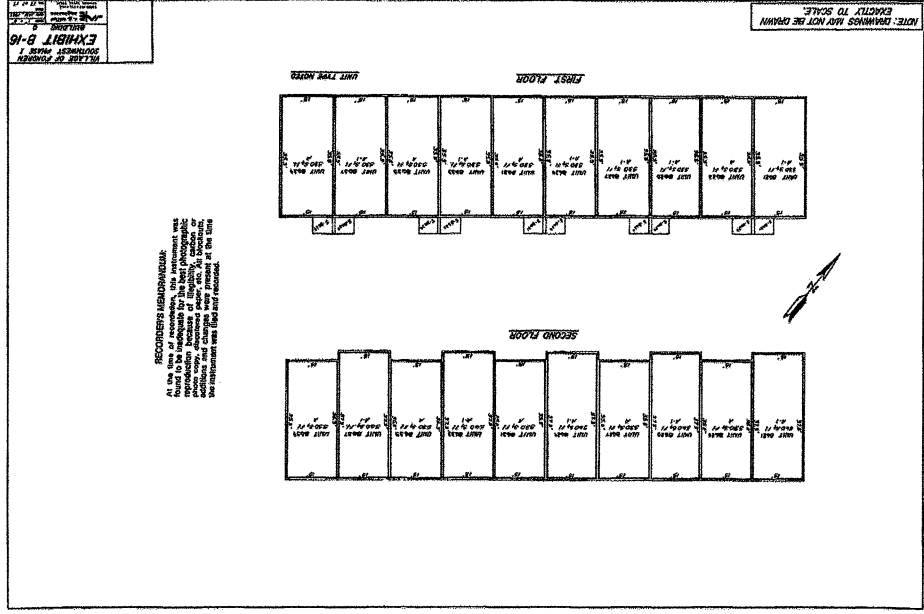
RECORDERS MEMORANDUM
 At the time of recording, the instrument was
 represented to be a true and correct copy of
 the original instrument and the instrument was
 recorded as such.





RECORDERS MEMORANDUM:
This drawing was prepared and
based on the information provided by the architect.
The architect is responsible for the accuracy of the
information shown on this drawing. The recorder
has no responsibility for the accuracy of the
information shown on this drawing.





CONDOMINIUM DECLARATION FOR VILLAGE OF FONDREN SOUTHWEST Exhibit B-1

Building	Unit Address	Percentage of Ownership
BLDG D	8722 Village of Fondren Drive	.698762
	8724 Village of Fondren Drive	.698762
	8726 Village of Fondren Drive	.698762
	8728 Village of Fondren Drive	.698762
	8730 Village of Fondren Drive	.698762
	8732 Village of Fondren Drive	.698762
	8734 Village of Fondren Drive	.698762
BLDG C	8736 Village of Fondren Drive	.698762
	8738 Village of Fondren Drive	.698762
	8740 Village of Fondren Drive	.698762
	8742 Village of Fondren Drive	.698762
BLDG E	8744 Village of Fondren Drive	.698762
	8746 Village of Fondren Drive	.698762
	8748 Village of Fondren Drive	.698762
	8750 Village of Fondren Drive	.698762
	8752 Village of Fondren Drive	.698762
	8754 Village of Fondren Drive	.698762
	8756 Village of Fondren Drive	.698762
BLDG F	8758 Village of Fondren Drive	.698762
	8760 Village of Fondren Drive	.698762
	8762 Village of Fondren Drive	.698762
	8764 Village of Fondren Drive	.698762
	8766 Village of Fondren Drive	.698762
	8768 Village of Fondren Drive	.698762
	8770 Village of Fondren Drive	.698762
BLDG G	8772 Village of Fondren Drive	.698762
	8774 Village of Fondren Drive	.698762
	8776 Village of Fondren Drive	.698762
	8778 Village of Fondren Drive	.698762
	8780 Village of Fondren Drive	.698762
	8782 Village of Fondren Drive	.698762
	8784 Village of Fondren Drive	.698762
BLDG H	8786 Village of Fondren Drive	.698762
	8788 Village of Fondren Drive	.698762
	8790 Village of Fondren Drive	.698762
	8792 Village of Fondren Drive	.698762
	8794 Village of Fondren Drive	.698762
	8796 Village of Fondren Drive	.698762
	8798 Village of Fondren Drive	.698762

THE VILLAGE OF FONDREN SOUTHWEST DECLARATION A CONDOMINIUM PROJECT HARRIS COUNTY, TEXAS VOL. 140 PAGE 17 CONDOMINIUM RECORDS

CONDOMINIUM DECLARATION FOR VILLAGE OF FONDREN SOUTHWEST Exhibit B-1

Building	Unit Address	Percentage of Ownership
BLDG H	8754 Village of Fondren Drive	.698762
	8756 Village of Fondren Drive	.698762
	8758 Village of Fondren Drive	.698762
BLDG I	8836 Village of Fondren Drive	.65603
	8838 Village of Fondren Drive	.65603
	8840 Village of Fondren Drive	.65603
	8842 Village of Fondren Drive	.65603
	8844 Village of Fondren Drive	.65603
	8846 Village of Fondren Drive	.65603
	8848 Village of Fondren Drive	.65603
BLDG J	8850 Village of Fondren Drive	.637974
	8852 Village of Fondren Drive	.637974
	8854 Village of Fondren Drive	.637974
	8856 Village of Fondren Drive	.637974
	8858 Village of Fondren Drive	.637974
	8860 Village of Fondren Drive	.637974
	8862 Village of Fondren Drive	.637974
BLDG K	8702 Victorian Village Drive	.637974
	8704 Victorian Village Drive	.637974
	8706 Victorian Village Drive	.637974
	8708 Victorian Village Drive	.637974
	8710 Victorian Village Drive	.637974
	8712 Victorian Village Drive	.637974
	8714 Victorian Village Drive	.637974
BLDG L	8648 Victorian Village Drive	.65603
	8650 Victorian Village Drive	.65603
	8652 Victorian Village Drive	.65603
	8654 Victorian Village Drive	.65603
	8656 Victorian Village Drive	.65603
	8658 Victorian Village Drive	.65603
	8660 Victorian Village Drive	.65603
BLDG M	8732 Victorian Village Drive	.689734
	8734 Victorian Village Drive	.689734
	8736 Victorian Village Drive	.689734
	8738 Victorian Village Drive	.689734
	8740 Victorian Village Drive	.689734
	8742 Victorian Village Drive	.689734
	8744 Victorian Village Drive	.689734
BLDG N	8651 Victorian Village Drive	.689734
	8649 Victorian Village Drive	.689734
	8647 Victorian Village Drive	.689734
	8645 Victorian Village Drive	.689734
	8643 Victorian Village Drive	.689734
	8641 Victorian Village Drive	.689734
	8639 Victorian Village Drive	.689734
BLDG O	12650 Windsor Village Drive	.637974

CONDOMINIUM DECLARATION FOR VILLAGE OF FONDREN SOUTHWEST Exhibit B-1

Building	Unit Address	Percentage of Ownership
BLDG O	12652 Windsor Village Drive	.637974
	12654 Windsor Village Drive	.637974
	12656 Windsor Village Drive	.637974
	12658 Windsor Village Drive	.637974
	12660 Windsor Village Drive	.637974
	12662 Windsor Village Drive	.637974
	12664 Windsor Village Drive	.637974
BLDG P	12666 Windsor Village Drive	.637974
	12668 Windsor Village Drive	.637974
	12670 Windsor Village Drive	.637974
	12672 Windsor Village Drive	.637974
	12674 Windsor Village Drive	.637974
	12676 Windsor Village Drive	.637974
	12678 Windsor Village Drive	.637974
BLDG Q	8623 Victorian Village Drive	.65603
	8625 Victorian Village Drive	.65603
	8627 Victorian Village Drive	.65603
	8629 Victorian Village Drive	.65603
	8631 Victorian Village Drive	.65603
	8633 Victorian Village Drive	.65603
	8635 Victorian Village Drive	.65603
BLDG R	8637 Victorian Village Drive	.65603
BLDG S	8639 Victorian Village Drive	.65603
TOTAL		100.00

EXHIBIT "D"



CLARK SURVEYING COMPANY, INC.

1815 SHENWOOD FOREST LN. - HOUSTON, TEXAS 77064 - 714-671-7400

EXHIBIT "D"

Page 2 of 2, 4.9610 acres.

TRUNCE, N 47° 46' 01" W, along the common line between said Baralson Road and said 22.8189 acre tract of land, a distance of 548.88 feet to a 5/8-inch iron rod set for corner;

TRUNCE, N 42° 13' 59" E, a distance of 169.24 feet to a 5/8-inch iron rod set for corner;

TRUNCE, S 47° 46' 01" E, a distance of 59.00 feet to a 5/8-inch iron rod set for corner;

TRUNCE, N 42° 13' 59" E, a distance of 70.00 feet to a 5/8-inch iron rod set for corner;

TRUNCE, N 47° 46' 01" W, a distance of 59.00 feet to a 5/8-inch iron rod set for corner;

TRUNCE, N 42° 13' 59" E, a distance of 162.80 feet to the POINT OF BEGINNING of said 4.9610 acre tract of land. This description is based on a ground survey and plat prepared by John D. Church, Registered Professional Surveyor, dated November 5, 1982.



John D. Church
John D. Church
Registered Public Surveyor No. 3886
Houston, Texas 77064
925-4112

RECORDERS MEMORANDUM
As the line of reference, the instrument was electronically scanned of this land photographically and the original instrument was scanned and the instrument was filed and recorded. In the

November 5, 1982

FZEPD NOTES

Description of 4.9610 acres (216,103 square feet) of land in the H.T. & B. R.R. Co. Survey, Abstract 396, in Harris County, Texas, being out of a called 22.8189 acre tract of land described as follows: Section One, Block One, Subdivision One, Plat No. 6385349, dated December 19, 1979 and recorded in Harris County Clerk's File No. 6385349, said 4.9610 acre tract of land being more particularly described by acres and bounds as follows (with bearings referenced to the bearings and distances of the adjacent sections) as recorded in Volume 286, Page 29 of the Harris County Map Records:

COMMENCING at a 5/8-inch iron rod found at the west westerly corner of said 22.8189 acre tract, according to the map or plat thereof recorded in Volume 285, Page 106 of the Harris County Map Records and the Northeast corner of said 22.8189 acre tract of land;

TRUNCE, S 47° 46' 01" E, along the common line between said Gasport Ratio Homes of Fondren Southwest and said 22.8189 acre tract of land, a distance of 999.90 feet to a 5/8-inch iron rod set for the most northerly corner of said 22.8189 acre tract of land, according to the Harris County Clerk's File No. 8649901;

TRUNCE, S 47° 46' 01" E, continuing along the common line between said Gasport Ratio Homes of Fondren Southwest and said 22.8189 acre tract of land, a distance of 548.88 feet to a 5/8-inch iron rod found for the most northerly corner of a called 6.1078 acre tract of land conveyed to the Village of Fondren Southwest, Section One, Block One, Subdivision One, Plat No. 6385349, dated September 30, 1982 and recorded in Harris County Clerk's File No. 8649901;

TRUNCE, S 42° 13' 59" W, along the Northwesterly line of said 6.1078 acre tract of land, passing at 101.24 feet the most Northerly corner of said Village of Fondren Southwest, Section One, Block One, Subdivision One, Plat No. 6385349, along the line of said Village of Fondren Southwest, Section One, Block One, Subdivision One, Plat No. 6385349, a distance of 401.24 feet to a 5/8-inch iron rod found on the common Southwesterly line of said 22.8189 acre tract and Northwesterly right-of-way line of Baralson Road (60-foot width) for the common westerly corner of said 6.1078 acre tract of land and said Village of Fondren Southwest, Section One;

Armstrong Housing Corp.
79-10-644

THE VILLAGE OF FONPREN SOUTHWEST
DECLARATION
A CONDOMINIUM PROJECT

CONDOMINIUM RECORDS

HARRIS COUNTY, TEXAS

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STATE OF TEXAS
COUNTY OF HARRIS
I, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office, in the Public Records of Harris County, Texas on

SEP. 12 1983



John D. Church
County Clerk, Harris County, Texas

J198423

30/19/83 0909266 J198423 \$ 10.00 FILED
OCT 19 PM 3:43
HARRIS COUNTY

CORRECTION AMENDMENT TO CONDOMINIUM DECLARATION FOR THE VILLAGE OF FONDREN

THE STATE OF TEXAS
COUNTY OF HARRIS
THAT, WHEREAS, VILLAGE OF FONDREN SOUTHWEST LTD., a Texas limited partnership ("Declaration"), is the sole owner of certain real property in Harris County, Texas ("Property") and being more particularly described as follows, to-wit:

A 6.1078 acre (264,053 square feet) tract of land, being all of the East of Village of Fondren Southwest Apartments, Section One (1), recorded in Volume 316, Page 71, of the Harris County Map Records and situated in the H.T. & F.R.R.Co. Survey, dated 10/7/76, in the City of Houston, Harris County, Texas, and being more particularly described and made a part hereof for all purposes;

and WHEREAS, Declarant has established a Condominium Regime covering the Property ("Condominium Regime") under the Condominium Act of the State of Texas, Article 1301a, Revised Civil Statutes of Texas by filing a Condominium Declaration for Village of Fondren Southwest Condominiums, together with the Survey Plat, By-Laws and Exhibits attached thereto, ("Declaration"), dated August 10, 1983 and recorded on August 31, 1983 in the Official Real Estate Records of Harris County, Texas under Harris County Clerk's File No. J-116654 and in Volume 140, Page 1 of SEP. of the Condominium Records of Harris County, Texas; and

WHEREAS, the Condominium Survey of Village of Fondren Southwest - Phase I attached to the Declaration as Exhibit "A" was incorrect and in error as to Building "K" only; and

WHEREAS, the Drawing of Building "K" attached to the Declaration as Exhibit "B-10" was incorrect and in error; and

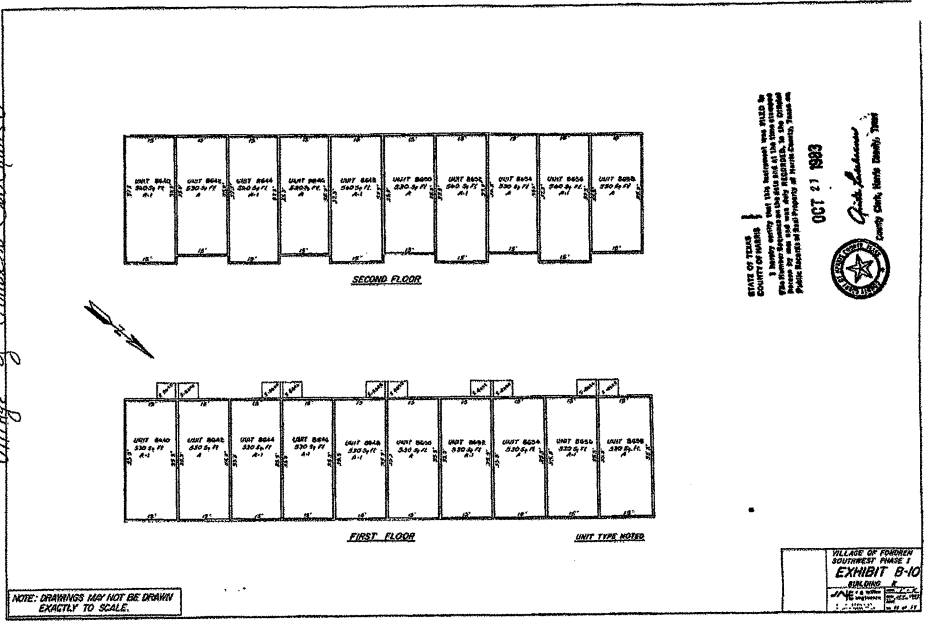
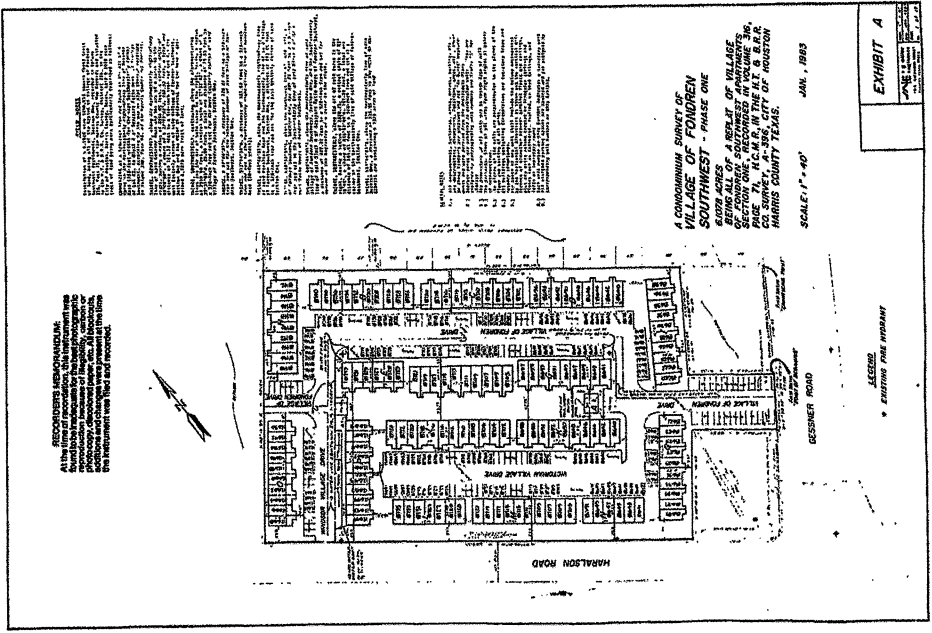
WHEREAS, Declarant desires to correct the above-described errors in the Declaration; and

WHEREAS, the Declarant is the only owner affected by the amendments to the Declaration contemplated hereunder ("Amendments") and is the sole owner of all condominium units in the Condominium Regime; and

WHEREAS, pursuant to a meeting of one hundred percent (100%) of the owners of all condominium units in the Condominium Regime, the Amendments were unanimously approved; and

THE VILLAGE OF FONDREN SOUTHWEST CORRECTIVE AMENDMENT TO DECLARATION A CONDOMINIUM PROJECT

CONDOMINIUM RECORDS
HARRIS COUNTY, TEXAS
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WHEREAS, Alamo Savings Association of Texas ("Mortgagee") is the only first lien mortgagee affected by the Amendments and

WHEREAS, Mortgagee has consented to the Amendments; NOW THEREFORE, pursuant to Article 1301a of Vernon's Texas Civil Statutes, as amended by Senate Bill No. 1425, ("Condominium Act"), and pursuant to Paragraph 8.2 of Article III of the Declaration to the extent the same is not inconsistent with the Condominium Act, the Declaration is amended to correct the above-described errors on Exhibit "A" and Exhibit "B-10" as follows:

- 1. The correct Condominium Survey of Village of Fondren Southwest - Phase I is attached hereto as Exhibit "A" and the same shall be in place of and as a correction of Exhibit "A" of the Declaration.
- 2. The correct Drawing of Building "K" is attached hereto as Exhibit "B-10" and the same shall be in place of and as a correction of Exhibit "B-10" of the Declaration.

IN WITNESS WHEREOF, the Declarant and Mortgagee have caused this instrument to be signed and delivered this the 19th day of October, 1983.

VILLAGE OF FONDREN SOUTHWEST, LTD.
(A Texas Limited Partnership)

By: *[Signature]*
Managing Partner

ALAMO SAVINGS ASSOCIATION OF TEXAS

By: _____
Title: _____

THE STATE OF TEXAS
COUNTY OF HARRIS
This instrument was acknowledged before me on this the 19th day of October, 1983 by Vernon K. Young, Managing Partner of Village of Fondren Southwest, Ltd., a Texas limited partnership, on behalf of said limited partnership.

[Signature]
Notary Public in and for the State of Texas
Name: *[Signature]*
My Commission Expires: 10/15/82



STATE OF TEXAS
A map covering the above described land was filed in the Public Records of Harris County, Texas on the 19th day of October, 1983.
OCT 21 1983
[Signature]
County Clerk, Harris County, Texas