



**ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
for  
WATERVIEW ESTATES, SECTION NINE (9)  
A SUBDIVISION IN FORT BEND COUNTY, TEXAS**

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THE STATE OF TEXAS           §  
  §     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF FORT BEND       §

WHEREAS, by that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions, Waterview Estates, Section One (1) A Subdivision in Fort Bend County, Texas" dated April 27, 2004 and executed by Ventana Development Mortin, Ltd., a Texas limited partnership (the "Developer"), which was filed of record in the Official Public Records of Real Property of Fort Bend County, Texas, under County Clerk's File No. 2004051859 (the "Declaration"). Developer did subject all of the property in Waterview Estates, Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Film Code No. 20040042 of the Plat Records of Fort Bend County, Texas to those certain easements, covenants, restrictions and conditions described in the Declaration;

WHEREAS, the Declaration was amended by those certain instruments entitled "Amended Declaration of Covenants, Conditions and Restrictions Waterview Estates, Section One (1) A Subdivision in Fort Bend County, Texas", "Second Amendment to Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section One (1) a Subdivision in Fort Bend County, Texas", "Third Amendment to Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section One (1) a Subdivision in Fort Bend County, Texas", "Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section One (1) a Subdivision in Fort Bend County, Texas" and "Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section One (1) a Subdivision in Fort Bend County, Texas" respectively filed of record in the Official Public Records of Real Property of Fort Bend County, Texas under County Clerk's File Nos. 2004133762, 2007048797, 2008009939, 2008077561 and 2010005216 (the Declaration as amended hereinafter still referred to as the "Declaration");

WHEREAS, Article IX, Section 9.18 of the Declaration entitled "Annexation" provides:

**SECTION 9.18     ANNEXATION.     ADDITIONAL RESIDENTIAL  
PROPERTY AND COMMON AREA MAY BE ANNEXED TO THE  
PROPERTIES OR INCORPORATED INTO THE ASSOCIATION WITH**

THE CONSENT OF WATERVIEW ESTATES OWNERS ASSOCIATION,  
INC., BOARD OF DIRECTORS OR BY THE DEVELOPER WITHOUT  
APPROVAL BY THE MEMBERSHIP.

WHEREAS, Pulte Homes of Texas, L.P., a Texas limited partnership ("Pulte") is the owner of all that certain property known as Waterview Estates, Section Nine (9), a subdivision in Fort Bend County according to the map or plat thereof filed of record under Film Code No. 20110181 of the Plat Records of Fort Bend County, Texas ("Waterview Estates, Section Nine (9)"); and

WHEREAS, the Developer and Pulte desire Waterview Estates, Section Nine (9) to be annexed into the Waterview Estates Owners Association, Inc. (the "Association") pursuant to the terms of Article IX, Section 9.18 of the Declaration as evidenced by their signatures below.

NOW, THEREFORE, Waterview Estates, Section Nine (9) is hereby annexed into the jurisdiction of the Association and subjected to all those certain easements, covenants, restrictions and conditions described in the Declaration, which shall run with Waterview Estates, Section Nine (9) and be binding on all subsequent purchasers thereof, save and except the following provisions of the Declaration, which provisions of the Declaration as to Waterview Estates, Section Nine (9), shall be amended as follows:

Article I, Section 1.11 of the Declaration entitled "**SECTION**" as to Waterview Estates, Section Nine (9) is amended to read as follows:

**SECTION 1.11**"**SECTION**" shall mean and refer to Waterview Estates,  
Section Nine (9).


EXECUTED by the respective parties on the dates set forth below to be effective the date this document is filed of record in the Official Public Records of Real Property of Fort Bend County, Texas.

**DEVELOPER:**

**Ventana Development Mortin, Ltd.,**  
a Texas limited partnership

By: Mortin Road, L.L.C.  
Its General Partner

By:

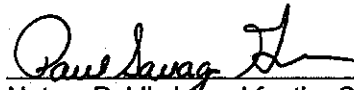
  
James Bruce Grover, Co-Manager

THE STATE OF TEXAS

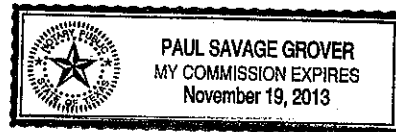
§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 10 day of January, 2012, by James Bruce Grover, Co-Manager of Mortin Road, L.L.C., General Partner to Ventana Development Mortin, Ltd., a Texas limited partnership, for the consideration and in the capacities stated therein.



Notary Public in and for the State of Texas



**APPROVAL OF ANNEXATION OF ADDITIONAL PROPERTY**  
*into*  
**WATERVIEW ESTATES OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

KNOW ALL PERSONS BY THESE PRESENTS:

Pulte Homes of Texas, L.P., a Texas limited partnership, joins in the execution of this Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Nine (9) to evidence its approval of same and the annexation of Waterview Estates, Section Nine (9) into the jurisdiction of the Waterview Estates Owners Association, Inc., a Texas non-profit corporation.

**PULTE HOMES OF TEXAS, L.P.,**  
a Texas limited partnership

By: Pulte Nevada I LLC,  
a Delaware limited liability company,  
Its General Partner

By: 

Printed: CHRIS CHEN

Its: Vice President

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on the 10<sup>th</sup> day of January, 2012,  
by Chris Chen, Vice President of Pulte Nevada I  
LLC, a Delaware limited liability company, General Partner to Pulte Homes of Texas, L.P., a Texas  
limited partnership for the consideration and in the capacities stated therein.

Shannon Wiesepepe  
Notary Public in and for the State of Texas

Return to:  
Butler | Hailey  
8901 Gaylord Drive, Suite 100  
Houston, Texas 77024

209532



# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2012 Jan 17 02:32 PM

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SP \$23.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS