

526619

SUPPLEMENTAL DECLARATION 07/12/82 00188221 15326619 § 134

FILED

JUL 12 1 23 PM 1982

*Christa Rosthmann*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

OF MERGER AND ANNEXATION

FOR

WATERMAN CROSSING CONDOMINIUMS

PHASE II

STATE OF TEXAS §

COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS

THIS DECLARATION is made on the date set forth below by BICKFORD DEVELOPMENT CORPORATION, a Texas corporation, hereinafter called "Declarant",

W I T N E S S E T H:

WHEREAS, Declarant is the Owner of certain property in the County of Harris, State of Texas, which is more particularly described on the attached Exhibit "A", and

WHEREAS, by a Condominium Declaration, hereinafter called "Declaration", executed on November 19, 1981, and recorded on November 24, 1981, in Volume 121, Page 1 of the Condominium Records of Harris County, Texas, the Declarant therein restricted WATERMAN CROSSING CONDOMINIUMS, PHASE I, consisting of one hundred eight (108) Units, to Condominium ownership; and

WHEREAS, the above referenced Declaration provides in Paragraph 2.11 that the Declarant may annex additional property to WATERMAN CROSSING CONDOMINIUMS, PHASE I, as defined therein; and

WHEREAS, the Declarant is desirous of annexing and merging the adjoining tract described as PHASE II in the Declaration on which exist sixty-six (66) Units;

NOW THEREFORE, Declarant hereby declares that all of the Property described above as PHASE II in the Declaration shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration for WATERMAN CROSSING CONDOMINIUMS, PHASE I, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property described above. The said easements, restrictions, covenants and conditions shall run with the above described Property and shall be binding on all parties having or acquiring any right, title or interest in the said Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner and lessee thereof.

The Property described in the Plat of WATERMAN CROSSING CONDOMINIUMS, as PHASE II, which Plat is attached hereto as Exhibit "B", shall become a part of the regime, as defined in the Declaration, and the ninety-six (96) Units shown on the Plat of PHASE II, shall become Units, as defined in the Declaration, and from and after the filing hereof, WATERMAN CROSSING CONDOMINIUMS, PHASE II shall be a part of the regime as if it had been originally described in the Declaration and the percentage or fraction of ownership interest in the Common Areas is hereby reallocated and established among the total of two hundred four (204) Units as set out in Exhibit "C", attached hereto.

This Supplemental Declaration of Merger and Annexation may be amended by Declarant without joinder of any Unit Owner or Mortgagee in order to correct errors and discrepancies in said document or to comply with the requirements of the Veterans Administration, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association or any other permanent lender approved by the Declarant; provided, however, that no vested property rights of any Unit Owner shall be materially affected.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereto set his hand and seal this 27<sup>th</sup> day of July, 1982.

BICKFORD DEVELOPMENT CORPORATION

By: 

ATTEST:

  
Arthur G. Wilkins-Russell  
Asst. Secretary

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael P. Dickford known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7th day of July, A.D., 1982.

Y. G. Shaw  
Notary Public in and for  
Harris County, Texas  
My Commission expires:  
8 1 83

