

270628-100/0

**CLAIRIFICATION OF DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS**

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NWR

FOR

RETURN TO:
SOUTHERN AMERICAN TITLE
1455 W. LOOP SOUTH #100
HOUSTON, TEXAS 77027

**PINE RIDGE TERRACE
d/b/a PINE RIDGE VILLAS**

A RESIDENTIAL SUBDIVISION IN HARRIS COUNTY, TEXAS

SG

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

20070014306
01/05/2007 RP3 \$24.00

WHEREAS, PINE RIDGE TERRACE d/b/a PINE RIDGE VILLAS a Texas limited partnership (hereinafter referred to as the "Declarant"), is the owner of all that certain real property located in Harris County, Texas, a more particularly described in Section 1.01 hereof; and Declarant desires to supersede the Declaration of Covenants, Conditions, and Restrictions of Pine Ridge Terrace previously filed under Harris County Clerk's File No. U999436 which were executed by Pine Ridge Terrace Homeowners Association, Inc. with the Declaration of Covenants, Conditions, Restrictions, and Easements for Pine Ridge Terrace d/b/a Pine Ridge Villas filed for record under Harris County Clerk's File No. Y494889.

NOW, THEREFORE, in order to supersede the Declaration of Covenants, Conditions, and Restrictions of Pine Ridge Terrace previously filed for record under Harris County Clerk's File No. U999436 which were executed by Pine Ridge Terrace Homeowners Association, Inc. with the Declaration of Covenants, Conditions, Restrictions, and Easements for Pine Ridge Terrace d/b/a Pine Ridge Villas filed for record under Harris County Clerk's File No. Y494889, the restrictions filed for record under Harris County Clerk's File No. U999436 shall be superseded by the restrictions filed for record under Harris County Clerk's File No. Y494889.

ARTICLE I. Property Subject to this Declaration

SECTION 1.01 Property Subject to Declaration. The real property which, by the recording of this Declaration, will be held, transferred, sold, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to this Declaration is that certain real property located in Harris County, Texas, more particularly described as follows, to wit: A SUBDIVISION OF 3.6719 ACRES OF LAND, LOCATED IN W. BROWN SURVEY, ABSTRACT 132, BEING RECORDED IN VOLUME FILM CODE 470050 OF THE MAP OF CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

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SECTION 1.02 Annexation of Other Property. Declarant may annex additional real property in, to, and make same a part of the "Subdivision" (as hereafter defined) by amendment of this Declaration as provided in Article XI without the joinder or consent of any

RECORDED

Owner or other Person. Any other real property may be annexed only upon approval by Owners of an amendment of this Declaration evidencing the annexation in accordance with applicable provisions of Section 12.02.

ARTICLE II. Definitions

Unless the context otherwise prohibits and in addition to other defined terms set forth herein, the following words and substantive provisions regarding same when used in this Declaration shall apply, mean, and refer to the following:

SECTION 2.01 "Declarant" means PINE RIDGE TERRACE d/b/a. PINE RIDGE VILLAS a Texas limited partnership, and its successors and assigns if such successors or assigns.

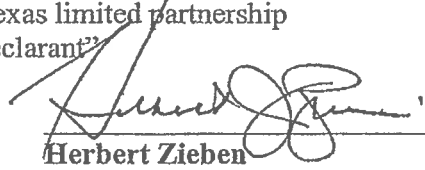
SECTION 2.02 "Declaration" means this Clarification of Declaration of Covenants, Conditions, Restriction and Easements for Pine Ridge Villas, and any lawful amendments thereto.

SECTION 2.03 "Effective Date" This Declaration is effective from and after the date of filing of same in the Official Public Records of Real Property of Harris County, Texas.

IN WITNESS WHEREOF, the undersigned, being the current majority Owner of all Building Sites initially subject to this Declaration, has executed this Declaration to be effective upon the date of filing of this Declaration in the Official Public Records of Real Property of Harris County, Texas.

PINE RIDGE TERRACE d/b/a
PINE RIDGE VILLAS
a Texas limited partnership
"Declarant"

By:


Herbert Zieben
General Partner

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JOC

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DECLARANT'S ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 26 day of December, 2006 by Herbert Zieban of Pine Ridge Terrace on behalf of partnership.



[Signature]
Notary Public in and for the State of TEXAS
My Commission expires: 1/30/08

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in its number Sequence on the date and at time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

JAN -5 2007



[Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS

HARRIS COUNTY, TEXAS
COUNTY CLERK

[Signature]

2007 JAN -5 PM 2:41

FILED

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts additions and changes were present at the time the instrument was filed and recorded.

STATES