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HARRIS COUNTY, TEXAS

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SUNRISE VILLAS II CONDOMINIUM

CONDOMINIUM DECLARATION
FOR
SUNRISE VILLAS II CONDOMINIUM
Harris County, Texas

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CONDOMINIUM & DECLARATION
A CONDOMINIUM PROJECT
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CONDOMINIUM DECLARATION
FOR
SUNRISE VILLAS II CONDOMINIUM

THE STATE OF TEXAS
COUNTY OF HARRIS

1990 ALL SEE BY THESE PARAGRAPHS:
THAT, MICHAS INTERAM INTERNACIONAL, ITC, a Texas corporation, having its principal office at 10311 Westpark, Houston, Texas 77047, hereinafter called "Declarant", is the Owner of certain real property situated in the County of Harris, State of Texas, being described more fully as 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, April 14, 1978, Revised Civil Statutes of Texas, hereinafter called the "Act"; and

WHEREAS, Declarant has prepared plans for the construction of a cluster of seven (7) multifamily buildings and other improvements appurtenant thereto on the Property described in said Exhibit "A", which when completed shall consist of sixty-seven (67) separately designated Condominium Units and which will be known as SUNRISE VILLAS II CONDOMINIUMS; and

WHEREAS, Declarant does hereby establish a plan for the individual ownership in fee simple of certain portions of the area or areas contained in each of the Units, herein called the "Condominium Regime", in the seven (7) 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 establish the real property described on the attached Exhibit "A", and all improvements thereon, in the provisions of the Act and the Condominium Regime, and does hereby publish and declare that the following terms, covenants, conditions, covenants, 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 appurtenances, fixtures, structures, administration, fixtures and assigns.

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f. "Condominium Owners Association" or "Association" means SUNRISE VILLAS II HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, the By-Laws of which shall govern the administration of the 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.

i. "Declarant" shall mean: INTERAM INTERNACIONAL, INC., a Texas corporation, or its successors or assigns, who is developing the Property as a condominium.

j. "Declaration" shall mean this Condominium Declaration Instrument.

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

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

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

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

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

(4) All improvements or installations of central services, such as power, light, gas, cold and hot water, refrigeration, central air conditioning and central heating reservoirs, water tanks and pumps, swimming pool, clubhouse, mail station, security gate, and the like;

ARTICLE I

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 SUNRISE VILLAS II HOMEOWNERS ASSOCIATION, INC.

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 8.3 hereof.

c. "Common Elements" means and includes all of the Property described in Exhibit "A", and all of the improvements thereon 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 liquid 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.

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

(6) All other elements of the buildings constituting or necessary to the maintenance, upkeep and safety of the Condominium Regime established by this Declaration.

i. "Easements" and "Title Mortgages" shall mean the holder of a first mortgage lien on any Unit in the Condominium Project.

g. "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) "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, enclosures, and all associated fixtures and structures therein, as lie outside the Unit boundaries; and

(2) Parking spaces designated as an appurtenance to a Unit; and

(3) Balcony or patio structures serving exclusively a single Unit or one (1) or more adjoining Units; and

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

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

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

k. "Plan", "Survey Map", "Map" and "Title" mean or include the engineering survey of the land, locating thereon all of the improvements, the floor and elevation plans and any other survey or diagrammatic plan depicting a part of, or all of, the improvements, same being herewith filed, consisting of eight (8) sheets, labeled

Exhibit "B" and incorporated herein. It is expressly agreed and each and every Purchaser of a Unit, his heirs, executors, administrators, assigns and grantees hereby agree that the square footage, size and dimensions of each Unit as set out or shown in this Declaration or in the survey Plat exhibited hereto are approximate and are shown for descriptive purposes only. The Declarant does not warrant, guarantee or represent that any Unit actually contains the area, square footage or dimensions shown by the Plat thereof. Each Purchaser and Owner of a Unit or interest therein agrees that the Unit had been or will be purchased or actually and physically existing at the time such purchase is closed. Each Purchaser of a Unit expressly waives any claim or demand which he may have against the Declarant or any person whatsoever on account of any difference, shortage or discrepancy between the Unit as actually and physically existing and as it is shown on the respective Plat thereof exhibited hereto. It is specifically agreed that in interpreting deeds, mortgages, deeds of trust and other instruments for any purposes whatsoever or in connection with any matter, the existing physical boundaries of the Unit shall be conclusively presumed to be the boundaries regardless of settling, rising or lateral movement of the Building, and regardless of variance between boundaries as shown on the Plat and those of the Buildings.

e. "Premises," "Parcel," or "Property" means and includes the land, the Buildings and all improvements and structures thereon and all rights, easements and appurtenances belonging thereon.

f. "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

holders belonging exclusively to each 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 REGISTRATION OF PLAT. The Plat shall be filed for record simultaneously with the recording of this Declaration as a third document, and prior to the first conveyance of any Condominium Unit. Each Plat consists of and sets forth:

- a. The legal description of the surface of the land;
- b. The linear measurements and location, with reference to the nearest 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 each floor of each Building showing the letter of the Building, the number of the floor and the number of the Unit;
- d. The location of the Limited Common Elements; and

2.2 REGISTRATION OF UNITS. No property is hereby conveyed into this Project (or) separately designated Units contained within the same (7) Buildings. Each Unit is identified by number and each Building is identified by letter on the Map. The remaining portions 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 "B".

Numbers who are voting in person or by proxy at a meeting duly called for this purpose. Any assets assessed pursuant hereto shall be assessed to Owners in proportion to the interest in the Common Elements 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.

3. "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 Map, which are exhibit attached hereto, and each Unit shall include the air space assigned thereto. The boundaries of each such Unit shall be and are the interior surface of the perimeter wall, floors, ceilings, window frames, doors, and door frames and trim; 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 plan thereof shall be conclusively presumed to be its boundaries, regardless of settling, rising or lateral movement of the Building and regardless of variance between boundaries shown on the Plat and those of the Building. The individual ownership of each Unit space herein defined shall further include the interior construction, partitions, appliances, fixtures and improvements which are intended to exclusively serve each 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

2.3 LIMITED COMMON ELEMENTS. Portions of the Common Elements are not sold 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 spaces and structures are allocated and assigned by the Declarant to the respective Units, as indicated on the Plat. Each Limited Common Element 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 recreational areas, and are improved with green areas, swimming pool, clubhouse, mail station, security gate 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 area has been selected. Such regulations shall be permanently posted at the office and/or entrance to 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 Regulations, and shall be responsible to the Association for the compliance thereof by the members of their respective families, relatives, guests or invitees, both minor and adult.

2.5 INSEPARABLE UNITS. Each unit and its corresponding private interest in and to the Common Elements apartment thereof 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 "STUNDRIDGE VILLAS IS CONDOMINIUMS" and by reference to this recorded Declaration and hereby 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 assessment 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 assessment for the encroachment and for the maintenance of same, so long

as it stands, shall and does exist. A valid easement also exists in 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 utility or other purposes, such encroachments and easements shall not be considered or determined to be encroachments either of the Common Elements or the Individual Unit.

2.8. COVENANTAL ASSIGNMENT. Declarant shall give written notice to the Assessor's Office of the creation of Condominium Ownership of this Property, as to 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 this 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 to such manner as to prohibit a Unit Owner from:

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

- (3) Handling his personal business or professional telephone calls or correspondence, which uses are expressly declared customary 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 walk) may be altered with written consent of the Board, as provided in Paragraph 3.8 hereof, 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 licensee 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 alterations 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 building 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, mail station, security gate and any other areas designed for specific use shall be used for the purposes approved by the Board.

- d. The use, maintenance and operation 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

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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 work shall be committed to or on the Common Elements;

- (4) Subject to Declarant's rights under Paragraph 2.4.(b)(c) of this Declaration, no sign of any kind shall be displayed to the public view on or from any Unit or Common Element 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 unclean or offensive activity shall be carried on, to or upon the Common Elements, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any other Unit Owner. No loud noise 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, vehicles, bells or other sound devices (other than security devices used exclusively for security purposes), motorcycles or other vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or other items which are unreasonably intrusive with television or radio reception of any Unit Owner to 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 heretofore, 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 outbuilding 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, unattractive, offensive or detrimental to any other Property in the vicinity thereof or to its Occupants. There shall be no exterior signs whatsoever except business signs contained within receptacles designed in such a manner that no sign be viewed or noticed. No clothing or household fabrics shall be hung, dried or aired in such a way in the Property as to be visible to other Property and as lumber, grease, shavings or tree shavings, 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 spaces designated therefor, and any impermissible 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 (camping 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 planting, transplanting, 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, motorcycles, 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 of 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 of their licenses, tenants or invitees within the Property must be kept either within an enclosure, an enclosed yard or as a least 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 subject to the laws and rules governing said pound, or to a respectable 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;

(13) No Unit Owner shall be permitted to lease his Unit for hotel or transient purposes, which, for purposes of this paragraph is defined as a period less than thirty (30) days. No Unit Owner shall be permitted to lease less than the entire Unit. Every such lease shall be in writing. 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 thereunder. 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 equipped Condominium, no Unit Owner nor the Association shall do anything to interfere with, and nothing in the Declaration shall be understood or construed to:

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(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 of completing any work and establishing the Property as a Condominium and disposing of the same by sale, lease or otherwise;

(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 signs or signs for marketing of Units in the Property.

2.10 REVISIONS OF PLANS. Notwithstanding any provision of this Declaration to the contrary, the Declarant reserves unto itself the exclusive right to amend the Condominium Plan and to vary the size, shape, physical layout or location of the model Units and to correspondingly adjust the sales price and the percentage of fraction of ownership of the Common Elements of the respective Units remaining unsold. Such adjustment in the percentage of fraction of ownership of the Common Elements will only affect those Units owned by the Declarant, and will not change or affect the percentage of fraction of ownership of any other Unit. This reservation shall not work to modify or reallocate any vested interests in the Common Elements appurtenant to any sold Units.

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ARTICLE III

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 as divisors of the Common Elements other than that as specifically provided for hereinafter in Paragraph 3.4, "Judicial Partition". Nothing contained herein shall be construed as limitations 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 USE 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 interfering or encroaching upon the lawful rights of the other Owners.

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

3.5 MECHANICALS AND MATERIALS' 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 free 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 thereto, or at any time for making emergency repairs thereto necessary to prevent damage to the Common Elements of to another Unit or Units.

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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 thereon. 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 hereinafter 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.

3.8 **ALTERATION.** An Owner shall to no extent nor any work that will impair the structural soundness and integrity of the Building or impair any easement or hereditament. 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 structure and topography, and shall not be considered until submitted 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 alterations or modification. 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 COVENANTS.** As a restriction of the covenants provisions set forth in Paragraph 3.6, "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 materials.

3.10 **LIABILITY FOR NEGLIGENCE.** In the event the need for maintenance or repair is caused through the willful or negligent act of an Owner, his family, 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. Such liability is limited to the liability Owner has under Texas Law.

3.11 **SUBJECT TO DECLARATION AND BY-LAW.** Each Owner and the Association shall comply strictly with the provisions of this Declaration, the By-Laws and the decisions and resolutions of the Association adopted pursuant thereto, no 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 enforce same 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 against another Owner or against the Association.

ARTICLE IV

MANAGEMENT AND ADMINISTRATION

4.1 **BY-LAW.** The administration of this Condominium Property shall be governed by the By-Laws of SUNDRIE VILLAS II CONDOMINIUM 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 **OPTIONARY CONTROL.** Paragraph 4.1 notwithstanding, and for the benefit and protection of the Unit Owners and any First Mortgages of record for the sole purpose of financing a complete and orderly build-out as well as a timely rollout of the Condominium Project, the Declarant will retain control of and over the Association for a maximum period not to exceed April 15, 1988, or upon the sale of seventy-five percent (75%) of the Units, or when he the sole opinion of the Declarant, the Project becomes viable, self-supporting and operational, whichever occurs first (1st). If 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 creation of any management agreement with a term longer than three (3) years without majority Association approval upon ratification of

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Declarant control. At the end of the Declarant Control Period, the Declarant, through the Board of Directors, shall call the first (1st) 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. 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 POWERS 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:

- 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;
- The right of the Association to charge reasonable fees for the use of facilities within the Common Area, if such facilities are not used by all Members equally;
- The right of the Association to borrow money and to mortgage the Common Area and improvements for the purpose of improving 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 to no extent shall any such Mortgagee have the right to terminate the Condominium Regime established by this Declaration;
- The right and duty of the Association to suspend the voting rights and the right to use of the recreational facilities by an Owner for any period during which any assessment against the Owner's Condominium Unit remains unpaid;
- The right of Declarant or the Association after the Declarant Control Period to dedicate or transfer all or any part of the Common Area for utility easements by any public agency,

utility or utility for the purposes; and subject to the conditions, of such agency, authority or utility. No such dedication or transfer 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 dedication or transfer, and unless an instrument signed by the Board of Directors reflecting such vote of the Owners agreeing to such dedication or transfer and First Mortgage approval has been duly recorded to the Condominium Records of Dallas County, Texas;

- The right of the Association to adopt, implement and maintain a private security system for the premises consistent with applicable laws;
- 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;
- 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
- The right of the Association to control the visual attractiveness of the property, including, without limitation, the right to require Owners to eliminate objects 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, PRESENCE.**

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, but such termination shall not relieve or release any such former Owner from any liability or obligations incurred under or in any way connected with SUNDRIE VILLAS II CONDOMINIUM during the period of such ownership and membership of the Association, or repair any right or remedy which the Board of Directors of the

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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 certificate of stock shall be issued by the Association, nor 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 applicable where more than one (1) Unit Owner. The present number of votes that can be cast by the Unit Owner is sixty-seven (67). The combined weighted vote calculated in accordance with Exhibit "C" shall equal 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.

4.6 INSURANCE.

a. The Association shall obtain and maintain at all times insurance of the type and kind provided hereinafter, including such other risks, of a similar or dissimilar nature, as are or shall hereafter customarily be covered with respect to any Condominium Buildings, fixtures, equipment and personal property, whether constructed, design and use, insured 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

extended standard 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 it 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 after 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 a Unit Owner. Such policy or policies shall be in amount 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 owned and hired automobiles, liability for property of others and such other coverages as is customarily deemed necessary with respect to projects similar in nature.

c. The Association shall keep a policy or policies of (1) 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 omitted to act by any such person or officer, (2) workers' compensation and

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required under the laws of the State of Texas, and (3) such other insurance as deemed reasonable and necessary in order to protect the Project, the Unit Owners and the Association.

a. 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 coverages 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.

b. Any drawings obtained by the Association as 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 constitute the forfeiture and assignment of a lien charge of Five Dollars (\$5.00). Contributions for monthly assessments shall be provided 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 care 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 as may from time to time be authorized by the Association; maintenance of other facilities; maintenance of easements upon, constituting a part of, appurtenant to or for the benefit of the Property; mowing grass, caring for the grounds and landscaping; caring for the swimming pool and equipment, well, septic and security gates; roofs and exterior surfaces of all Buildings; garbage pickup; pest control; street maintenance; outdoor lighting; security services 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 other charges that the Association is authorized to incur. In addition, the Association shall establish a reserve for repair, maintenance and other charges as specified herein.

5.3 DETERMINATION OF ASSESSMENTS. 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. The determination may include, among other things, taxes, governmental assessments, landscaping and grounds care, Common Area lighting, repairs and recreation, garbage collection, sewage, 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, payment of any deficit remaining from a previous period and the creation of a 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 Owner from the obligation to pay.

5.4 MONTHLY ASSESSMENT AND PAYMENT 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 "A" attached hereto.

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b. As of January 1st of the year immediately following the commencement of the first (1st) Condominium Unit to so Owner other than the Declarant, the Board of Directors may set the monthly assessment for the next succeeding twelve (12)-month period at an amount which shall not exceed one hundred twenty percent (120%) 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 assessments, using the one hundred twenty percent (120%) formula, as above outlined.

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

5.5 SPECIAL ASSESSMENTS FOR IMPROVEMENTS. 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 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-third (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.

5.6 COMMENCEMENT OF ASSIGNMENTS. The monthly assessments provided for herein shall be due on the first (1st) day of the month. The assessments shall be provided 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, this assessment shall commence on the first (1st) day of the month after the Declaration 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 5.11 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, so 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.

5.7 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.

5.8 LIEN FOR ASSESSMENTS

a. All sums assessed but unpaid by a Unit Owner for the share of Common Expenses chargeable to its respective Condominium Unit, including interest thereon as set forth in (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 to become due under any duly recorded mortgage under a lien or deed of trust.

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 power of sale in mortgages and deeds of trust, as set forth in Article 3.00 of the Revised Civil Statutes of the State of Texas, or in any

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owner 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 3.00, 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. The Owner shall also be required to pay to the Association a reasonable amount 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 foreclosing or waiving the lien securing same.

d. In addition, to the extent permitted by law, the Association reserves and assigns to the Association, without recourse, a vendor's lien against each Unit to secure payment of a common assessment or special assessment which is levied pursuant to the terms hereof. Said liens may be enforced by appropriate judicial proceedings and the expenses incurred in connection therewith, including, but not limited to, interest, costs and reasonable attorney's fees, shall be chargeable to the Owner in default. Such lien shall be subordinate and inferior to those liens listed in Paragraphs 5.6(1) and (2).

e. Any encumbrance holding a lien on a Condominium Unit may pay any unpaid Common Expenses payable with respect to such Unit, and upon such payment, such encumbrance shall have a lien on such Unit for the amount paid of the same way as the lien of his encumbrance.

5.9 SUBORDINATION OF THE LIEN TO MORTGAGES. The lien of the assessments provided for herein shall be subordinate to the lien of any recorded mortgage or mortgages granted or created by the Owner of any Condominium Unit to secure the payment of moneys advanced and used for the purpose of purchasing and/or improving such Unit. Sale or transfer of any Unit shall not affect the

assessment lien; provided, however, that the sale or transfer of any Condominium Unit pursuant to a foreclosure, a deed in lieu of foreclosure, assignment to lien of foreclosure under such purchase money or improvement mortgage or deeds of trust shall extinguish the lien of such assessment as to payments thereof coming due prior to such sale or transfer, except for claims for the pro-rata share of such assessments resulting from a reallocation among all Units, which reallocation, if necessary, will require a readjustment of the common assessment as provided in Paragraph 5.4b. No sale or transfer shall release such Condominium Unit, or the Owner thereof, from liability for any assessments thereafter becoming due or from the lien thereof.

5.10 STATEMENT OF ASSIGNMENT. Upon the written request of any Owner or any encumbrance or prospective encumbrance of a Condominium Unit, the Association, by its Board of Directors, shall issue a written statement setting forth the unpaid assessments, if any, with respect to the subject Unit, the amount of the current monthly assessments, the date of such assessment and the due date, credit for advance payments or for prepaid items, including, but not limited to, insurance premiums, which shall be conclusive upon the Association in favor of all persons who rely thereon in good faith. Unless such request for a statement of indebtedness shall be complied with within ten (10) days, all unpaid assessments which become due prior to the date of making of such request shall be subordinate to the lien of the person requesting such statement.

The Purchaser, Owner or other transferee of a Unit, by deed or other writing (herein called "Grantee"), shall be jointly and severally liable with the transferee of such Unit (herein called "Grantor") for all unpaid assessments against the latter for his proportionate share of the Common Expenses up to the time of the grant or conveyance, without prejudice to the Grantor's right to recover from Grantor the amounts paid by the Grantee, but such transferee shall be personally liable only if he expressly assumes such liability. The Grantee shall be entitled to a statement from the Board of Directors, setting forth the amount of the unpaid assessments, if any, with respect to the subject Unit, the amount of the current monthly assessment and the date such assessment becomes due, as well as any credit for advance payments or for prepaid items, including, but not limited to, insurance premiums. This statement shall be conclusive upon the Association. Unless such request for a statement of indebtedness shall be complied with within ten

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(10) days of such request, such Owner shall not be liable for, nor shall the Unit covered be subject to a lien for, any unpaid assessments against the subject Condominium Unit accruing prior to such ten (10)-day period.

5.13 OBLIGATION OF DECLARANT FOR ASSESSMENTS AND MAINTENANCE. During the Declarant Control Period, as provided in Paragraph 4.2 hereof, the Declarant shall be responsible for the difference between the cost of maintenance and assessments received from the Unit Owner of each Building until all Units in said Building have been completed, as defined herein, or until the estimated operating expenses are accurately determined, or until Declarant transfers responsibility for said maintenance to the Association, as provided in Paragraph 4.2 hereof, whichever first (1st) occurs. So long as Declarant is responsible for the maintenance of a Building, as provided herein, Declarant shall not be limited to the regular monthly assessment for any Units owned by Declarant in said Building. With respect to the Buildings which Declarant is responsible for maintaining, as provided herein, said maintenance shall be at the level of maintenance established in accordance with Paragraph 5.3 hereof. During the Declarant Control Period, Declarant shall provide any additional funds necessary to pay actual cash outlays required to fund current operating expenses of the Association. After the Declarant Control Period is terminated, Declarant shall pay the regular monthly assessment for each Unit or Units it owns. In no event shall Declarant's liability for assessments be less than required by the Act.

ARTICLE VI

DESTRUCTION OR CONDEMNATION OF IMPROVEMENTS

6.1 OBLIGATION OF INSURANCE.

a. This Declaration hereby makes mandatory the irrevocable appointment of an attorney in fact to deal with the Property upon its destruction, abandonment or condemnation. Title to any Condominium Unit is declared and expressly made subject to the terms and conditions hereof, and acceptance by any Owner of a deed from the Declarant or from any Owner shall constitute appointment of the Attorney in fact herein provided. All of the Owners irrevocably constitute and appoint **SUNWIDGE VILLAS II CONDOMINIUM ASSOCIATION, INC.**, or its successor non-profit corporation, if same be hereafter organized, their true and lawful attorney in their name, place and

stead, for the purpose of dealing with the Property upon its destruction, abandonment or condemnation, as hereinafter provided. An Attorney in fact, the Association, by its authorized officers shall have full and complete authorization, right and power to make, execute and deliver any contract, deed or any other instrument with respect to the interest of a Condominium Unit Owner which is necessary and appropriate to exercise the powers herein granted.

b. Repair and reconstruction of the improvement(s), as used in the preceding subparagraph, means restoring the improvement(s) to substantially the same condition it existed in prior to the damage, with each Unit and Common Elements having the same vertical and horizontal boundaries as before. The proceeds of any insurance collected shall be made available to the Association for the purpose of repair, restoration or replacement, unless all of the Owners and all of the First Mortgagees agree not to rebuild in accordance with the provisions set forth hereinafter:

(1) In the event of damage or destruction due to fire or other disaster, the insurance proceeds, if sufficient to reconstruct the improvement(s), shall be applied by the Association, as Attorney in fact, to such reconstruction, and the improvement(s) shall be promptly repaired and reconstructed.

(2) If the insurance proceeds are insufficient to repair and reconstruct the improvement(s), and if such damage is not more than sixty-percent and two-thirds percent (66-2/3%) of all the Common Elements, not including land, such damage or destruction shall be promptly repaired and reconstructed by the Association, as Attorney in fact, using the proceeds of insurance and the proceeds of an assessment to be made against all of the Owners and their Condominium Units. Such deficiency assessment shall be a special assessment made pro rata according to each Owner's proportionate interest in and to the Common Elements and shall be due and payable within thirty (30) days after written notice thereof. The Association shall have the authority to cause the repair or restoration of the

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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 Article V hereof. The lien provided for herein shall be subordinate to any recorded first mortgage lien, as provided in Paragraph 3.3 of this Declaration. Should the Association choose to foreclose said lien, as provided in Article V, the proceeds derived from the sale of such Condominium Unit shall be used and disbursed by the Association, as attorney in fact, as the following order:

(a) For payment of taxes and special assessment liens in favor of any governmental assessing entity;

(b) For payment of the balance of the lien of any first mortgage;

(c) For payment of unpaid Owner Expenses;

(d) For payment of senior liens and encumbrances in the order and extent of their priority; and

(e) The balance remaining, if any, shall be paid to the Condominium Unit Owner.

(3) If more than sixty-percent and two-thirds percent (66-2/3%) of all of the Common Elements, not including land, are destroyed or damaged, and if the Owners representing the aggregate ownership of one hundred percent (100%) of the Common Elements, as set voluntarily, within one hundred (100) days thereafter, make provision for reconstruction, the Association shall forthwith convene a meeting to elect such fact as facts, and upon the recording of such notice by the Association's President and Secretary, the entire remaining proceeds shall be paid by the Association, as Attorney in fact for all of the Owners, free and clear of the provisions contained in this Declaration, the Plan and the By-Laws. The insurance

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 interest appears on the policy or policies), and such divided proceeds shall be paid into sixty-seven (67) separate accounts, 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 (if any) of each account, 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 each separate account. There shall be added to each such account, the appropriate amount of the proceeds derived from the sale of the entire Property. 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 4(2)(a) through (c) of Paragraph 4.1 hereof. Any decision to terminate the condominium status as herein provided must have the approval of First Mortgagees holding mortgages on Units which have at least fifty-one percent (51%) of the votes of the Association.

(4) If the Owners representing a total ownership interest of one hundred percent (100%) of the Common Elements adopt a plan for reconstruction, 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 shall be due and payable to each Owner's proportionate interest in the Common Elements and shall be due and payable as provided by the terms of

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the plan. The Association shall have the authority to cause the repair and restoration of the improvements only if 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 5.8 hereof, but will be subordinate to any prior recorded first mortgage lien, as provided in Paragraph 5.8 hereof. Should the Association foreclose said assessment lien, as provided in said Paragraph 5.8, the proceeds derived from sale of such Condominium Unit shall be used and disbursed by the Association, or Attorney In Fact, for the above purposes and in the same order as is provided in Subparagraphs (1)(a) through (e) of Paragraph 6.1 hereof.

(3) The Owners representing an aggregate ownership interest of sixty-nine 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 Unit should be removed or reconstructed. In such instance, the expenses thereof shall be payable by all of the Owners as Common Expenses.

(4) Any reconstruction, reconstruction or repair of the Project shall be performed substantially in accordance with this Declaration and the original Plans and specifications, unless other action is approved by the holders of mortgages on Units which have at least fifty-one percent (51%) of the votes of the Association.

(7) 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 facts and facts, and upon the recording of such notice by the Association's authorized officers, the entire Premium

shall be sold by the Association, as Attorney In Fact, for all of the Owners, free and clear of the provisions contained in this Declaration, the Plan and the By-Laws. The sales proceeds shall be apportioned between the Owners and First Mortgagees 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 sixty-seven (67) separate accounts, each such account representing one (1) Condominium Unit. Each such account shall be to the use 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 such of such funds, without contribution from (1) fund to another, for the same purpose and in the same order as is provided in Subparagraphs (1)(a) through (e) of Paragraph 6.1 hereof.

6.2 JUDICIAL PARTITION. There shall be no judicial partition of the Common Elements, nor shall there be any partition of any interest in the Project or any part thereof, 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 above 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 Association shall give timely written notice of the existence of such proceedings to all Owners and to all First Mortgagees known to the Association to have an interest in any Condominium Unit. The

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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 to 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 damaged Units shall be determined for the taking of the individual Unit and for the taking of the Common Elements and for each Owner's interest therein. After the damage or awards for such taking are determined, such damages or awards shall be paid to the account of each Owner for the loss of the individual Unit plus an amount in proportion to his percentage or fractional ownership interest in the Common Elements to be applied or paid as set forth in Subparagraphs (1)(a) through (e) hereof, unless restoration takes place as herein provided. The Association, if it seems 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-nine and two-thirds percent (66-2/3%) of the

total number of Condominium Units, then the damage 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 status of the Condominium Project and the reduced value 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 Units which may be made tenable, of a Condominium 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 varied 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. Any decision to terminate the condominium status of the Project must have the approval of First Mortgagees holding the mortgages on Units which have at least fifty-one percent (51%) of the votes in the association.

(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 damage and awards made with respect to such Unit which has been determined to be incapable of being made tenable shall be applied in repair and to reconstruct such Condominium Unit so that it is made tenable. The restoration shall be performed in accordance with this Declaration and the original Plans and specifications, unless other action is approved by holders of mortgages on the remaining Units

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which have at least fifty-one percent (51%) of the vote in the Association. 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. With respect to those Units which are not tenable, the award shall be paid as set forth in subparagraphs 6.1b(1)(a) through (c) hereof; and the remaining portion of such award, if any, shall become part of the Common Elements. Upon the payment of such award for the account of each 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 appurtenant to such remaining Condominium Unit shall continue as part of the Condominium Project and be equitably adjusted to distribute the ownership of the undivided interest in the Common Elements among the reduced number of Owners based upon the square footage of the individual remaining Units in proportion to the total square footage of all the remaining Units. If sixty-one and one-tenth percent (61-1/10%) or more of the Condominium Units are taken or damaged by such taking, all damages and awards shall be paid in the account of the Owner of Units, as provided herein; and this Condominium Regime shall terminate upon such payment. Upon such termination, the Condominium Units and Common Elements shall be deemed to be extinguished 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. The Owners representing an aggregate ownership interest of sixty-seven percent (67%) of the Common Elements and holders of first mortgages on Units which have at least fifty-one percent (51%) of the vote as Units subject to first mortgage may agree that the Property 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 notice Provisions shall be sold by the Association, as Attorney in Fact, for all of the Owners, free and clear of the provisions contained in the Declaration, the Plan and the By-Laws. The sales proceeds shall be apportioned between the Owners and First Mortgages as their interests may appear on the books of each Owner's proportionate ownership interest in the improved estate. Any damages, awards, or sales proceeds 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(1)(a) through (c) hereof.

ARTICLE VII

PROTECTION OF MORTGAGES

7.1 **NOTICE TO ASSOCIATION.** An Owner who mortgages his Unit shall notify the Association, giving the name and address of the 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 "Mortgages of Condominium Units".

7.2 **NOTICE OF DEFAULT, LAWS, OR INSURANCE.** The Association shall notify a First Mortgagee in writing, upon written request of such Mortgagee identifying the name and address of the Mortgagee and the Unit number, 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 sixty (60) days. The Association, upon written request, shall notify a First Mortgagee of any loss, cancellation or material modification of any insurance policy of fidelity bond maintained by the Association.

7.3 **EXAMINATION OF BOOKS.** The Association shall permit First Mortgagees 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

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specification of the Condominium Project equal to at least two (2) months' estimated Common Assessments charges for such Unit, said deposit to be collected at closing of Unit sale.

7.3 **ANNUAL AUDIT.** Upon written request the Association shall furnish each First Mortgagee at annual audited financial statement of the Association within sixty (60) days following the end of each fiscal year of the Association.

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

7.5 **NOTICE OF DAMAGE OR DESTRUCTION.** The Association shall furnish the First Mortgagee clearly written notice of any substantial damage or partial destruction of any Unit on which the First Mortgagee holds the mortgage if such loss exceeds One Thousand Dollars (\$1,000.00) and of any part of the Common Elements if such loss exceeds Ten Thousand Dollars (\$10,000.00).

7.6 **MANAGEMENT AGREEMENTS.** Any management agreement and/or service contract entered into by the Association with a termination fee upon sixty (60) days' or less written notice, and the term of such management agreement will not exceed the period of three (3) years, renewable by agreement of the parties to such agreement for successive one (1)-year periods. In the event of the termination of the management agreement, as provided herein, the Association shall enter into a new management agreement with a new management agent prior to the effective date of the termination of old management agreement. Any decision to establish self-management by the Owners Association shall require the prior consent of Owners of Units to which at least sixty-seven percent (67%) of the vote are allocated and the approval of first mortgage holders holding mortgages on Units which have at least fifty-one percent (51%) of the vote of the Association.

7.7 **TAXES, 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 Units and not to the Condominium Project as a whole.

ARTICLE VIII

INCIDENTAL PROVISIONS

8.1 APPROVALS TO DECLARATION, APPROVAL OF OWNERS AND MORTGAGEES.

a. The consent of the Owners of Units to which at least sixty-seven percent (67%) of the vote in the Association are allocated, the approval of First Mortgagees holding mortgages on Units which have at least fifty-one percent (51%) of the vote of Units subject to mortgages shall be required to add or amend any material provisions to this Declaration or to the By-Laws, including those provisions which establish, provide for, govern or regulate any of the following:

- (1) Voting;
- (2) Assessments, assessment liens or subordination of such liens;
- (3) Reserve for maintenance, repair and replacement of the Common Elements;
- (4) Insurance or fidelity bonds;
- (5) Rights to use of the Common Areas;
- (6) Responsibility for maintenance and repair of the Units and Common Elements;
- (7) Expansion of the Project;
- (8) Boundaries of any Unit;
- (9) Convertibility of Units into Common Elements or Common Elements into Units;
- (10) Leasing of Units;
- (11) Impediment or any right of first refusal or similar restriction on the right of a Unit Owner to sell, transfer, or otherwise convey his Unit;
- (12) A decision by the Association to establish self management when professional management had been required previously by an eligible mortgage holder;
- (13) Restoration or repair of the project (after a insured damage or partial condemnation) in a manner other than that specified herein;
- (14) Any action to terminate the legal status of the project after substantial destruction or condemnation records; or

(1) Any provisions which are for the express benefit of first mortgage holders, lessors, or guarantors of first mortgages.

b. The consent of Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated and the approval of First Mortgages holding mortgages on Units which have at least sixty-seven percent (67%) of the votes of Units subject to Mortgages, shall be required for:

(1) partition or subdivide any Unit, in addition to the approval of the Owner any mortgage holder, if any, must be obtained;

(2) by act or omission, such as eviction, partition, subdivide, encumber, or transfer the Common Elements, other than the granting of easements for public utility or other public use; or

(3) use hazard insurance proceeds for loans in any condominium property for other than the repair, replacement or reconstruction of such property, except as provided by statute in the case of substantial loss, and as provided in Paragraph 6.10(C).

c. The consent of Owners of Units to which at least one hundred percent (100%) of the votes of the Association are allocated and the approval of First Mortgages holding mortgages on Units which have at least sixty-seven percent (67%) of the votes of Units subject to mortgage shall be required to condemn or abandon the condominium status of the Project by act or omission, except for a termination due to destruction or condemnation.

d. Any amendment which would change the percentage or fraction of interest of the Unit Owners in the Common Elements will require the consent of Owners of sixty-seven percent (67%) of the votes allocated to the Association and the approval of First Mortgages holding mortgages on Units which have at least sixty-seven percent (67%) of the votes of Units subject to mortgage, provided that the change of percentage or fraction of ownership must have the approval of each Unit Owner affected by said amendment.

e. Any First Mortgage who receives a written request to approve additions or amendments to the Declaration or By-Laws, and

who does not deliver or pass to the requesting party a negative response within thirty (30) days, shall be deemed to have approved such request. The Association shall give timely written notice to all First Mortgages of any proposed action which would require the consent of a specified percentage of First Mortgages.

f. Unless otherwise provided in this Paragraph 8.1 or elsewhere in this Declaration, any of the provisions herein may be amended by the consent of Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated, but no amendment shall affect the rights given to the Declarant, herein, without the consent of the Declarant.

8.2 **PROTECTION OF EMBOD.** Declarant covenants, and shall have the continuing right, until the end of the Constructive 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 ambiguity or conflict 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.

8.3 **OWNERSHIP OF COMMON PERSONAL PROPERTY.** Upon termination of the Constructive 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 therein, and all such right and interest shall absolutely terminate upon the Owner's termination of possession of his Condominium Unit.

8.4 **CHANGE BY DOCUMENT.** Upon written request, 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 to the Condominium documents.

8.5 **NOTICES.** All notices, demands or other notices intended to be served upon an Owner shall be sent by ordinary or certified mail, postage prepaid, addressed to 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 10001

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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 Charles E. Simmons known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of April
A.D., 1983.

Notary Public in and for
Harris County, Texas
Ann Sewell

My Commission expires:
4-27-85
4-27-85

Westpark, Houston, Texas 77063, 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 of this Declaration shall prevail.

8.7 **INVALIDATION OF PART.** 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 to any other circumstance shall not be affected thereby.

8.8 **CONTRADICTIONS.** 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 CONDOMINIUM 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 **CHOICE.** 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.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed and delivered this 20 day of April, 1983.

INTERAM INTERNATIONAL, INC.

By: Charles E. Simmons
Charles E. Simmons

JOINDER OF MORTGAGES

The undersigned, RepublicBank Houston, National Association, being the owner and holder of an existing mortgage and lien upon and against the real property described in the foregoing Declaration, as such Mortgage and Lienholder, does hereby consent to and join in said Declaration of Sunrise Villas II Condominiums.

This consent and joinder shall 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 of said RepublicBank Houston, National Association, hereunto authorized, this the 22nd day of April, 1983.

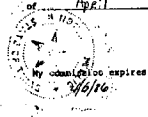
REPUBLICBANK HOUSTON, NATIONAL ASSOCIATION

BY: *H.K. Bous*
H.K. Bous
Vice President

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared H. K. Bous, known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of RepublicBank Houston, National Association, 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 22nd day of April, 1983.



Dina Stalling
DINA STALLING

NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

SUNRISE VILLAS II
CONDOMINIUM & DECLARATION
A CONDOMINIUM PROJECT
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Cobourn-Linesen & Associates, Inc.

EXHIBIT - SURVEYS

RECORDING NOTICE:
All the information contained herein is true and correct to the best of my knowledge and belief, and I am not aware of any facts which would make this information untrue or misleading.

June 28, 1982

NETS AREA SURVEY DESCRIPTION
OF 3.0943 ACRES OF LAND
IN THE C. ERWIN SURVEY,
ABSTRACT NO. 123,
HOUSTON, HARRIS COUNTY, TEXAS

Being a 3.0943 acre tract of land out of Sunrise Villas as recorded in Volume 130, Page 70, of the Harris County Map Records and being in the C. Erwin Survey, Abstract No. 123, Houston, Harris County, Texas. ARE based on the Texas State Plane Coordinate System, South Central Zone, based on City of Houston Survey Header No. 8553/812 and said 3.0943 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found marking the northeast corner of Westpark Drive, Section Nine, Block 13, Resurvey "A" as recorded in Volume 248, Page 95, of the Harris County Map Records, and the southeasterly corner of the intersection of South Gessner Road (120 Feet Right-of-Way) and Westpark Drive (120 Feet Right-of-Way);

THENCE S 68° 27' 38" W, 452.97 feet along the south right-of-way line of Westpark Drive to a found 5/8 inch iron rod, being a point for curvature, concave westerly;

THENCE northwesterly, continuing along the south right-of-way line of Westpark Drive, 42.84 feet along said curve concave southerly, having a radius of 2175.46 feet, a central angle of 00° 07' 21" and whose chord bears S 89° 04' 19" W, 42.68 feet to a found 5/8 inch iron rod marking the northern most northeast corner of said Sunrise Villas;

THENCE S 07° 01' 04" E, 133.78 feet along the northern most east line of said Sunrise Villas to the POINT OF BEGINNING and the northern most northeast corner of the herein described tract;

THENCE S 07° 01' 04" E, 582.32 feet continuing along the northern most east line of said Sunrise Villas to a 5/8 inch iron rod found marking a point in a curve concave northwesterly;

THENCE southeasterly, 22.40 feet along said curve concave northwesterly, having a radius of 22.00 feet, a central angle of 64° 09' 27" and whose chord bears S 64° 51' 20" E, 21.24 feet to a found 5/8 inch iron rod;

THENCE N 05° 58' 56" E, 289.00 feet along the eastern most north line of said Sunrise Villas to a 5/8 inch iron rod marking the beginning of a curve concave northwesterly;

THENCE northwesterly, 39.87 feet along said curve concave northwesterly having a radius of 87.26 feet, a central angle of 45° 02' 13" and whose chord bears N 59° 51' 28" E, 37.05 feet to a found 5/8 inch iron rod marking a point of reverse curvature;

THENCE northwesterly, 39.50 feet along a curve concave southeasterly having a radius of 40.27 feet, a central angle of 54° 21' 04", and whose chord bears N 59° 51' 28" E, 37.05 feet to a found 5/8 inch iron rod;

THENCE N 27° 17' 22" E, 30.00 feet to a found 5/8 inch iron rod in the west right-of-way line of said South Gessner Road, said point marking the eastern most northeast corner of the herein described tract;

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EXHIBIT "A"

Cobourn-Linesen & Associates, Inc.

EXHIBIT - SURVEYS

NETS AND BOUNDS DESCRIPTION
OF 3.0943 ACRES OF LAND
IN THE C. ERWIN SURVEY
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THENCE S 02° 42' 38" E, 35.00 feet along the west right-of-way line of said South Gessner Road to a found 5/8 inch iron rod marking the southeast corner of said Sunrise Villas and the southeast corner of the herein described tract;

THENCE S 87° 17' 22" W, 30.00 feet along the south line of said Sunrise Villas to a found 5/8 inch iron rod marking the beginning of a curve concave northwesterly;

THENCE southeasterly, 10.85 feet along said curve concave southeasterly having a radius of 14.04 feet, a central angle of 52° 04' 00", and whose chord bears S 42° 14' 47" W, 20.08 feet to a found 5/8 inch iron rod marking a point of reverse curvature;

THENCE northwesterly, 10.62 feet along a curve concave northwesterly having a radius of 40.26 feet, a central angle of 45° 28' 10", and whose chord bears S 41° 44' 17" W, 20.08 feet to a found 5/8 inch iron rod;

THENCE S 07° 01' 04" E, 317.88 feet along the south line of said Sunrise Villas to a found 5/8 inch iron rod for an angle point;

THENCE S 07° 01' 04" E, 26.00 feet to a found 5/8 inch iron rod for an angle point;

THENCE S 85° 58' 56" W, 241.68 feet along the north line of a 360.00 foot Houston Lighting and Power Company fee strip as recorded in Volume 123, Page 913, of the Harris County Map Records and along the south line of said Sunrise Villas to a found 5/8 inch iron rod marking the southwest corner of said Sunrise Villas and the southwest corner of the herein described tract;

THENCE N 07° 01' 04" W, 453.60 feet along the west line of said Sunrise Villas to a found 5/8 inch iron rod found marking the northwest corner of the herein described tract;

THENCE N 60° 50' 55" E, 110.60 feet to a set 5/8 inch iron rod for an angle point;

THENCE N 07° 01' 04" W, 148.65 feet to a set 5/8 inch iron rod for an angle point;

THENCE N 80° 50' 56" E, 113.00 feet to the POINT OF BEGINNING and containing 3.0943 acres of land.



Rodolfo R. Jasso, Jr.
Rodolfo R. Jasso, Jr.
R.F.S. 4017

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EXHIBIT "A"