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COMPARED

DEED

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RATIFICATION AGREEMENT

Ridgegate Subdivision

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, by that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for Ridgegate, Section One" (hereinafter referred to as the "Declaration") dated July 23, 1973, recorded in Volume 642, Page 137 of the Deed Records of Fort Bend County, Texas, Blue Ridge Associates, a joint venture composed of Kevaland Texas Corporation and J-L-R Company, a Delaware corporation, as declarant therein imposed all of those certain covenants, conditions, stipulations and restrictions on Ridgegate, Section One, a subdivision in Fort Bend County, Texas, according to the map or plat thereof in Volume 16, Page 4 of the Map Records of Fort Bend County, Texas; and

WHEREAS, Kevaland Texas Corporation, doing business as Blue Ridge Associates, has succeeded in the ownership of all rights, titles and interests in the Ridgegate Subdivision and all other properties owned by Blue Ridge Associates, and as such is now the Declarant as that term is defined in the Declaration, and is entitled to the rights reserved to Declarant therein, including, without limitation, the right to bring within the scheme of the Declaration additional properties upon the terms contemplated therein and set forth hereinafter; and

WHEREAS, as contemplated by the Declaration, and pursuant to the applicable provisions thereof, there has been formed an entity named "Ridgegate Community Improvement Association" (hereinafter referred to as the "Association"), a Texas non-profit corporation, the purposes of which are to collect, administer, and disburse the maintenance assessments and the Maintenance Fund for the use and benefit of Ridgegate, Section One, as well as the Owners of any and all additional properties which were then or would be in the future entitled to the benefits of the Maintenance Fund; and

WHEREAS, in connection therewith, the Declaration and the By-laws of the Association contemplate that the authority and jurisdiction of the Association may be extended to include additional properties provided that the following requirements (hereinafter referred to as the "Annexation Prerequisites") have been satisfied:

- (1) so long as there is a Class B Member (as defined in the Declaration) in the Association, the Federal Housing Administration or the Veterans' Administration has approved an overall general plan of development covering all areas to be ultimately included within the jurisdiction of the Association, and has approved, as evidenced by issuance of an ASP-9 with respect to such properties, the detailed plans for development of the specific properties then sought to be included within the jurisdiction of the Association; and
- (2) any additional properties, in order to be entitled to the benefit of the Maintenance Fund created by the Declaration, must be impressed with and subjected to an annual maintenance charge and assessment on a uniform, per lot basis, equivalent to the maintenance charge and assessment imposed by the Initial Declaration; and
- (3) the Board of Trustees of the Association, in its sole discretion, shall have approved the annexation of such additional properties; and

WHEREAS, pursuant to the foregoing provisions and by resolutions of the Board of Trustees of the Association, Ridgegate, Section Three, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 22, Page 60 of the Map Records of Fort Bend County, Texas, has become subject to the jurisdiction of the Association by that instrument recorded in Volume 833, Page 134 of the Deed Records of Fort Bend County, Texas (herein referred to as the "Existing Supplemental Declaration") evidencing the conditions, covenants, restrictions, reservations, and charges applicable thereto.

WHEREAS, the Existing Supplemental Declaration provides, as contemplated by the Initial Declaration, that (i) each Owner (as defined in the Existing Supplemental Declaration) shall be a member of the Association and entitled to the benefits thereof, and (ii) each Lot (as defined in the Existing Supplemental

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Declaration) shall be impressed with and subjected to an annual maintenance charge and assessment payable to the Association on a uniform, per Lot basis, equivalent to the maintenance charge imposed by the Declaration, and, as a result thereof, the Owners of Lots (as defined in the Declaration) have been entitled to the use and benefit of said Maintenance Fund; and

WHEREAS, Declarant and the Board of Trustees of the Association, by its execution of this Ratification Agreement, desire to ratify in writing and of record the annexation of Ridgeway, Section Three, within the jurisdiction of the Association and further their intention and contemplation that additional properties, including, without limitation, future sections of Ridgeway Subdivision, shall become subject to the jurisdiction of the Association and entitled to the benefits thereof upon satisfaction of the Annexation Prerequisites.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, in order to further the general plan of development for Ridgeway Subdivision, as evidenced by the Declaration, Declarant and the Board of Trustees of the Association hereby ratify the annexation of Ridgeway, Section Three, within the jurisdiction of the Association and further provide that it is intended and contemplated that additional properties, including, without limitation, future sections of Ridgeway Subdivision, shall become subject to the jurisdiction of the Association and entitled to the benefits thereof upon satisfaction of the Annexation Prerequisites above set out.

EXECUTED this the 21st day of December, 1979.

KEVELAND TEXAS CORPORATION d/b/a
BLUE RIDGE ASSOCIATES

Attest:

Handwritten initials
Henry E. Butler
Secretary

BY: *M.R. S. Rice*
Vice President
"DECLARANT"

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RIDGEGATE COMMUNITY IMPROVEMENT
ASSOCIATION

BY: Mark A. Mason
Member, Board of Trustees

BY: Glenn E. Borchers
Member, Board of Trustees

BY: Robin H. Beer
Member, Board of Trustees

BY: James T. Walker
Member, Board of Trustees

BY: Arthur West-Drum
Member, Board of Trustees

"BOARD OF TRUSTEES"

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority on this day personally appeared M.R. Shilling, the President of KEVELAND TEXAS CORPORATION, a Texas corporation, d/b/a BLUE RIDGE ASSOCIATES, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of December, 1979.

Carol Rockett
NOTARY PUBLIC in and for
Harris County, T E X A S



My commission expires:
12-27-81

CAROL ROCKETT
(print name)

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared MARK S. MASON, member of the Board of Trustees of RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of December, 1979.

Carol J. Rochetti
NOTARY PUBLIC in and for
Harris County, T E X A S

My commission expires:
12-27-81

CAROL J. ROCHETTI
(print name)

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared HENRY E. BOCHER, member of the Board of Trustees of RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of December, 1979.

Carol J. Rochetti
NOTARY PUBLIC in and for
Harris County, T E X A S

My commission expires:
12-27-81

CAROL J. ROCHETTI
(print name)

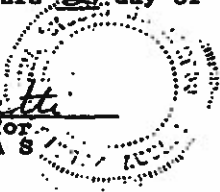
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

DEED
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BEFORE ME, the undersigned authority, on this day personally appeared Robin S. Green, member of the Board of Trustees of RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of December, 1979.

Carol J. Rockett
NOTARY PUBLIC in and for
Harris County, T E X A S



My commission expires:
12-27-81

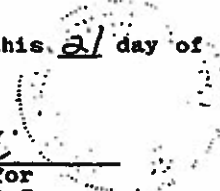
CAROL J. ROCKETT
(print name)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared James L. Walker, member of the Board of Trustees of RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of December, 1979.

Carol J. Rockett
NOTARY PUBLIC in and for
Harris County, T E X A S



My commission expires:
12-26-81

CAROL J. ROCKETT
(print name)

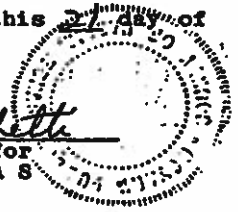
THE STATE OF TEXAS §
COUNTY OF HARRIS §

DEED
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BEFORE ME, the undersigned authority, on this day personally appeared Denise West-Green, member of the Board of Trustees of RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27 day of December, 1979.

Carol J. Rochetti
NOTARY PUBLIC in and for
Harris County, T E X A S



My commission expires:
12-26-81

CAROL J. ROCHETTI
(print name)

FILED FOR RECORD
TIME 2:20 AM

JAN 11 1980

Pearl Ellett
COUNTY CLERK, FORT BEND COUNTY, TEX.

Duly recorded this the 14 day of January A.D. 1980 at 4:30 O'Clock P.M.
By Rosalee Walters deputy Pearl Ellett, County Clerk
Fort Bend County, Texas