

ANNEXATION OF NORTHSIDE VILLAGE, SECTION 3, INTO THE JURISDICTION OF
NORTHSIDE VILLAGE PROPERTY OWNERS ASSOCIATION,
A TEXAS NOT FOR PROFIT CORPORATION

AND

NOTICE OF APPLICATION OF DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR NORTHSIDE VILLAGE TO NORTHSIDE VILLAGE, SECTION 3

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT, WHEREAS BAYWAY HOMES, INC., a Texas corporation, herein "Declarant", executed that certain Declaration of Covenants, Conditions and Restrictions for Northside Village, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's Instrument Number RP-2017-271500, herein "Declaration", being herein incorporated by reference, and being applicable to Northside Village, defined as Lots Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27), Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31) and Thirty-Two (32), in Block One Hundred Seven (107), and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), in Block One Hundred Eight (108), of Town of La Porte, an addition in Harris County, Texas according to the map or plat thereof, recorded in Volume 58, Page 460 of the Deed Records of Harris County, Texas ("Northside Village"); and

WHEREAS, by the terms of said Declaration property subject thereto is placed within the jurisdiction of NORTHSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC., a Texas not for profit corporation, herein "the Association"; and

WHEREAS Declarant is the developer on and builder of the following described lands:

Lots One (1) through Thirty-Two (32), inclusive, all in Block One Hundred Three (103), Town of La Porte, according to the map or plat thereof recorded in Volume 58, Page 460, of the Deed Records of Harris County, Texas,

("Northside Village, Section 3") and the owner of some or all of said Lots, and in accordance with the Declaration, desires that Northside Village, Section 3, be added and annexed into the boundaries of the land subject to the jurisdiction and authority of the Association and further be subjected to the Declaration and all assessments, reservations, easements, restrictions, covenants and conditions set forth therein; and

WHEREAS the Declaration provides, in relevant part, that "Declarant shall have authority, without approval of the membership to annex other property into the subdivision which is located outside the subdivision during the Development Period" and further defines "Development Period"

to be the “period of time beginning on January 1st 2016, and ending at such times as (a) the Declarant no longer owns any lots subject to these restrictions, or (b) upon recordation of Declarant’s statement in the Real Property Records of Harris County, Texas, that the Development Period has ended or has been terminated by Declarant; and

WHEREAS, Declarant further desires that notice be given that Northside Village, Section 3, is and has been subjected to the Declaration and all assessments, reservations, easements, restrictions, covenants and conditions set forth therein.

NOW, THEREFORE, in accordance with, pursuant to, and in consideration of the foregoing, Declarant hereby declares, as provided below, that:

1. The recitals set forth above, and the provisions set forth therein, are true and correct in all things.

2. Northside Village, Section 3, is hereby added and annexed into the boundaries of the land subject to the jurisdiction and authority of the Association in accordance with the terms and conditions of the Declaration and the Certificate of Formation and By-Laws of the Association, and is further subjected to the Declaration and all assessments, reservations, easements, restrictions, covenants and conditions set forth therein.

3. Notice is hereby given that Northside Village, Section 3, has been, and is hereby, subjected to the Declaration, including without limitation all assessments, reservations, easements, restrictions, covenants and conditions set forth therein, and Declarant has adopted, established and imposed upon Northside Village, Section 3, and has declared applicable thereto, all of the assessments, reservations, easements, restrictions, covenants and conditions set forth in the Declaration.

4. The Declaration and this Annexation and Notice of Application, and all assessments, reservations, easements, restrictions, covenants and conditions set forth herein: have been adopted for and placed upon Northside Village, Section 3; shall run with the land subject thereto; shall be binding upon all parties, now or at any time hereafter, having or claiming any right, title or interest therein or to any part thereof and upon their heirs, executors, administrators, successors and assigns, regardless of the source of any such right, title or interest, regardless of the manner in which any such right, title or interest is or may be acquired, and regardless whether the Declaration or any of the assessments, reservations, easements, restrictions, covenants and conditions therein are identified or set forth in the instrument conveying such right, title or interest or by which such right, title or interest is claimed; and shall inure to the benefit of each owner, now or at any time hereafter, of all or any part of said Northside Village, Section 3.

5. Northside Village shall remain subject to the Declaration and all assessments, reservations, easements, restrictions, covenants and conditions set forth therein.

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6. Nothing herein contained is intended or shall be construed to amend the Declaration other than as expressly stated above.

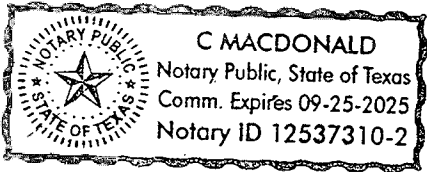
Executed effective the 10th day of June, 2022.

BAYWAY HOMES, INC., a Texas corporation

By: [Signature]
Name: Jon Skeele
Title: PRESIDENT

THE STATE OF TEXAS §
 @ Harris §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 10 day of June, 2022
by Jon S. Skeele, president, of and on behalf of Bayway
Homes, Inc., a Texas corporation.



[Signature]
Notary Public in and for the State of Texas

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Pages 4
06/13/2022 12:54 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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