

DECLARATION OF RESTRICTIONSWATERWOOD PARK FOREST VILLAGE

STATE OF TEXAS

§

COUNTY OF SAN JACINTO

§

This Declaration, made on the date hereinafter set forth by HORIZON DEVELOPMENT CORPORATION authorized to do business in the State of Texas hereinafter referred to as "Declarant".

WITNESSETH:

Whereas, Declarant is the owner of that certain property known as WATERWOOD PARK FOREST VILLAGE, a subdivision in San Jacinto County, Texas, according to the map or plat thereof recorded in Volume 7, Page 7, of the Plat Records of San Jacinto County, Texas; and

Whereas, it is the desire of Declarant to place certain restrictions, covenants, conditions, stipulations and reservations upon and against such property in order to establish a uniform plan of the development, improvement and sale of such property, and to insure the preservation of such uniform plan for the benefit of both the present and future owners of Lots in said subdivision:

NOW, THEREFORE, Declarant hereby adopts, establishes and imposes upon WATERWOOD PARK FOREST VILLAGE, and declares the following reservations, easements, restrictions, covenants and conditions, applicable thereto, all of which are for the purpose of enhancing the land, which reservations, easements, covenants, restrictions and conditions shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof; save and except unrestricted reserves "A", "B", "C", "D", "E" and "F" and Restricted Drainage Reserve "A" which are not subject to these Restrictions, Covenants and Conditions.

ARTICLE IDefinitions

Section 1. "Association" shall mean and refer to the Waterwood Property Owner's Association, its successors and assigns, provided for in Article V hereof.

Section 2. "Properties" shall mean and refer to WATERWOOD PARK FOREST VILLAGE. Unrestricted Reserve "A", "B", "C", "D", "E" and "F" and Restricted Reserve "A" are not subject to these Restrictions, Covenants and Conditions.

Section 3. "Lot" and/or "Lots" shall mean and refer to the Lots shown upon the Subdivision Plat which are restricted hereby to use for single family residential dwellings only.

Section 4. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot which is part of the Properties, but in the event of the execution of a contract for sale covering any Lot, the "Owner" shall be the purchaser named in the contract, but excluding those having such interest merely as security for the performance of an obligation and those having only an interest in the mineral estate.

Section 5. "Subdivision Plat" shall mean and refer to the map or plat of WATERWOOD PARK FOREST VILLAGE, recorded in Volume 7, page 7, of the Plat Records of San Jacinto County, Texas.

Section 6. "Architectural Control Board" shall mean and refer to the Architectural Control Board provided for in Article IV hereof.

ARTICLE II

Restrictions, Exceptions and Dedications

Section 1. The Subdivision Plat dedicates for use as such, subject to the limitations set forth therein, the streets and easements shown thereon and such Subdivision Plat, further establishes certain restrictions applicable to the Properties, including without limitations, certain minimum setback lines. All dedications, limitations, restrictions and reservations shown on the Subdivision Plat are incorporated herein and made a part hereof as if fully set forth herein, and shall be construed as being adopted in each and every contract, deed, or conveyance executed or to be executed by or on behalf of Declarant, conveying said property or any part thereof, whether specifically referred to therein or not.

Section 2. Declarant reserves the easement and rights-of-way as shown on the Subdivision Plat for the purpose of constructing, maintaining and repairing a system or systems of electric lighting, electric power, CATV lines and telephone line or lines, gas, sanitary and storm sewers, water or any other utility Declarant sees fit to install in, across and/or under the Properties.

Section 3. Declarant reserves the right to make changes in and additions to the above easements for the purpose of most efficiently and economically installing the improvements.

Section 4. Declarant reserves the right, during construction, of the streets as shown on the Subdivision Plat, to enter onto any Lot or Lots for the purpose of disposing of street excavation, including the removal of any trees, if necessary, whether or not the Lot or Lots have been conveyed to and/or contracted for to any other Owner or Owners.

Section 5. Neither Declarant nor any utility company using the easements herein referred to, shall be liable for any damages done by them or their assigns, their agents, employees or servants to fences, shrubbery, trees or flowers or any other property of the Owner situated on the land covered by said easements.

Section 6. It is expressly agreed and understood that the title conveyed by Declarant to any Lot or parcel of land within the Properties by contract, deed or other conveyance shall be subject to any easement affecting same for roadways or drainage, power, CATV lines or telephone purposes and shall convey no interest in any pipes, lines, poles or conduits, or in any utility facility or appurtenances thereto constructed by or under Declarant or any easement owner, or their agents through, along, or upon the premises affected thereby, or any part thereof, to serve said land or any other portion of the Properties, and where not affected, the right to maintain, repair, sell or lease such appurtenances to any municipality, or other governmental agency or to any public service corporation or to any other party, and such right is hereby expressly reserved.

Use RestrictionsSection 1. Land Use and Building Type.

A. Residential Lots. No structure shall be erected, altered, placed or permitted to remain on any Lot other than one (1) single-family dwelling, a detached or an attached garage or carport for not less than two (2) cars nor more than four (4) cars. A detached garage or carport shall not exceed one (1) story in height. Bona fide servants quarters which structure shall not exceed the main dwelling in height or number of stories and this structure may be occupied only by a member of the family occupying the main residence on the building site or by domestic servants employed on the premises. The main dwelling shall not exceed a height of thirty-five (35) feet, without the written approval of the Architectural Control Board.

B. Residential Nature of Improvements. No Lot may be used for duplex houses (except Block 8, Lots 205 through 275) or garage apartment houses, and no Lot shall be used for business or professional purposes of any kind, nor for any commercial or manufacturing purposes, except that a single family residential unit may be constructed on any Lot for the purpose of renting the same for residential occupancy only. No building of any kind or character shall ever be moved onto any Lot within said Subdivision, without written permission of the Architectural Control Board.

Section 2. Architectural Control. No building shall be erected, placed or altered on any Lot until the construction plans and specifications and a plot plan showing the location of the structure thereon have been approved by the Architectural Control Board as to harmony with the existing structures, with respect to exterior design and color with existing structures, as to location with respect to topography and finished grade elevation, and as to compliance with minimum construction standards more fully provided for in Article III hereof.

Section 3. Dwelling Size. The total living area of the main residential structure on any Lot which faces on Waterwood Parkway, exclusive of open porches, garages, and/or carports, and servants quarters, shall be not less than 2,500 square feet, and the total living area of the main residential structure of a one and one-half (1-1/2) or a two (2) story dwelling shall not be less than 3,000 square feet. The total living area of the main residential structure on any other Lot, exclusive of open porches, garages, and/or carports, and servants quarters, shall be not less than 1,000 square feet, and total living area of the main residential structure of one and one-half (1-1/2) or a two (2) story dwelling shall not be less than 1,200 square feet. As to Block 8, Lots 205 through 275, duplex units may be erected under one common roof per duplex, providing that each living unit may be no less than 800 square feet.

Section 4. Type of Construction, Materials and Landscape.

A. No residence shall have less than twenty five percent (25%) masonry construction or its equivalent, on its exterior wall area, unless approved in writing by the Architectural Control Board, except that detached garages may have wood siding of a type and design approved by the Architectural Control Board.

B. No external roofing material other than wood shingles, built up tar and gravel or asphalt shingles which are no lighter than 340 pound per square and which are applied in accordance with the manufacturers specifications and which are installed on a roof which has no greater than a five in twelve pitch shall be used on any building in any part of the properties without the written approval of the Architectural Control Board.

C. No window or wall type air conditioners shall be permitted to be used, erected, placed or maintained on or in any building in any

part of the Properties.

D. Before any landscaping shall be done in the front of any newly constructed dwelling, the landscape layout and plans shall have been first approved by the Architectural Control Board. Such landscaping is to be done in the front of the Lot at the time the dwelling is being completed and before occupancy.

Section 5. Building Location. No building shall be located on any Lot line nearer than the minimum building setback lines shown on the recorded plat, however, provided it does not encroach on an easement or buffer zone, a garage may be located no closer than five (5) feet from the rear property line on Interior Lots. For the purpose of these covenants, eaves, steps and open porches shall not be construed to permit any portion of a building on any Lot to encroach upon another Lot, except that any Owner of one or more adjoining Lots (or portions thereof) may, with the written permission of the Architectural Control Board, consolidate such Lots or portions into one building site with the privilege of placing or constructing improvements in such resulting site, in which case side setback lines shall be measured from the resulting side property lines rather than the Lot lines as indicated on the recorded plat and such composite building site shall thereupon be regarded as a "Lot" for the purpose of this Article III, Section 5 only. For the purpose of these restrictions, the front of each Lot shall coincide with and be the property line having the smallest or shortest dimension abutting a street, however, the front of Lots 1 through 7 in Block 2, 1 through 9 in Block 3 and 1 through 6 in Block 6 shall be the property line abutting Waterwood Parkway and no Lots may front on Highway F.M. 980.

Section 6. Minimum Lot Area. No numbered Lot shall be resubdivided without the express written approval of the Architectural Control Board. No building may be erected on any Lot which, as a result of such subdividing, has an area of less than 6,300 square feet. No resubdivision of the following Lots will be permitted: Block 2, Lots 1 through 7; Block 3, Lots 1 through 9; and Block 6, Lots 1 through 7.

Section 7. Annoyance or Nuisances. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may become an annoyance to the neighborhood. The display or shooting of firearms, fireworks, or firecrackers is expressly forbidden.

Section 8. Temporary Structures. No structure of a temporary character, whether trailer, basement, tent, shack, garage, barn or other outbuilding shall be maintained or used on any Lot at any time as a residence, or for any other purpose, either temporarily or permanently; provided, however, that Declarant reserves the exclusive right to erect, place and maintain such facilities in or upon any portions of the Properties as in its sole discretion may be necessary or convenient while selling Lots, selling or constructing residences and constructing other improvements upon the Properties. Such facilities may include, but not necessarily be limited to sales, construction and other offices, storage areas, model units, signs and portable toilet facilities. The Declarant, or Builder Owners may use a residence as a temporary office. No garage, or servants' quarters or other permitted accessory structure shall be erected, placed or maintained on any lot until construction of the main residential dwelling has commenced. Any structure on which construction has commenced must be completed within a reasonable length of time. No boat trailers, boats, travel trailers, inoperative automobiles, campers, vehicles of any kind, or portable buildings are to be permanently or semi-permanently stored in the public street right-of-way or on driveways. Permanent and semi-permanent storage of such items and vehicles must be screened from public view, either within the garage or behind a fence which encloses the rear of the Lot.

Section 9. Signs and Billboards. No signs, billboards, posters, or advertising devices of any character shall be erected, permitted or maintained on any Lot without the express prior written consent of the Declarant, except for a Builder Owner, who may place on each Lot owned by such Builder Owner during the construction and sales period of improvements, not more than one sign of not more than five (5) square feet of sign space. Declarant or its agents shall have the right to remove any sign not complying with the above restrictions, and, in so doing, shall not be liable and are expressly relieved from any liability for trespass or other tort in connection therewith, or arising from such removal. The right is reserved by Declarant or its agent to construct and maintain such signs, billboards or advertising devices as is customary in connection with the general sale of Property.

Section 10. Oil and Mining Operations. No oil drilling or development operation, soil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

Section 11. Storage and Disposal of Garbage and Refuse. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste materials shall not be kept except in sanitary containers constructed of metal, plastic, or masonry materials with sanitary covers or lids. Equipment for the storage or disposal of such waste materials shall be kept in clean and sanitary condition. No Lot shall be used for the open storage of any materials whatsoever, which storage is visible from the street, except that new building materials used in the construction of improvements erected upon any Lot may be placed upon such Lot at the time construction is commenced and may be maintained thereon for a reasonable time, so long as the construction progresses without undue delay, until the completion of the improvements, after which these materials shall either be removed from the Lot or stored in a suitable enclosure on the Lot.

Section 12. Utility Easement Area. Electric Service. The utility easement area dedicated and shown on the recorded map of WATERWOOD PARK FOREST VILLAGE, may be cleared and kept clear by any utility of all trees, bushes and other growth, including overhanging branches from trees or protrusions from structures located upon adjacent property, without payment to Owners by such utility for such clearance, cutting or trimming. The provisions of this paragraph shall constitute a covenant running with the land as to each Lot and Owner in this subdivision.

Individual underground electrical service drops shall be installed to each residence. The Owners of each residence will therefore comply with the Utilities Company's policy regarding such underground service installations, and the Owners do hereby agree to pay any charges which might be incurred for the installation of the underground service as set forth in the Company policy.

The Owners shall ascertain the location of said service drops and keep the area over the route of said service drops free of excavations and clear of structures, trees and other obstructions; and the Utilities Company may install, maintain, repair, replace and remove said underground service drops, and open the ground for any such purpose or purposes; and no payment will be due or made by any utility for such use or activity.

Section 13. Walls, Fences and Hedges. No walls or fences shall be erected or maintained nearer to the front of any Lot than the front building line. All fences must be approved by the Architectural Control Board. The Architectural Control Board may approve the installation of chain link fence if not visible from the street.

shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner. The front yard of houses at the time the house is built must be sodded solid with St. Augustine, Bermuda or an equal grass from the front of the house to the curb of the street 1.14 in front of the house and must be properly maintained at all times.

In no event shall any Lot be used for storage of materials and equipment except for normal residential requirements of incident to construction of improvements thereon as herein permitted or permit the accumulation of garbage, trash, or rubbish of any kind thereon and shall not burn anything (except by use of an incinerator and then only during such hours as permitted by Law).

The drying of clothes in full public view is prohibited and the Owners or occupants of any Lots at the intersection of the streets or adjacent to parks, playgrounds, or other facilities where the rear yard or portion of the Lot is visible to full public view shall construct and maintain a drying yard or other suitable enclosure to screen the following from public view: the drying of clothes, yard equipment, wood piles or storage piles which are incident to the normal residential requirements of a typical family.

In the event of default on the part of the Owner or occupant of any Lot in observing the above requirements or any of them, such default continuing after ten (10) days written notice, the Declarant or its assignees may, at their option, without liability to the Owner or occupant, trespass or otherwise enter upon said Lot and cause to be cut weeds and grass and remove or cause to be removed such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions so as to place said Lot in a neat, attractive, healthful and sanitary condition and may charge the Owner or occupant of such Lot for the cost of such work. The Owner or occupant, as the case may be, agrees by the purchase or occupancy of the property, to pay such statement immediately upon receipt thereof. The payment of such statement shall be secured by a Vendor's Lien, retained as herein-after set forth in Article VI, Section 5.

Section 15. Unlicensed Motor Vehicles. No unlicensed motor vehicles shall be allowed within the subdivision. No motor bikes, motorcycles, motor scooters or other vehicles of that type shall be permitted in the subdivision if they are a nuisance by reason of noise or manner of use in the sole judgment of the Declarant.

Section 16. Sewage Disposal. Sewage disposal shall be by a grinder pump system in accordance with specifications and approval of the Waterwood Municipal Utility District No. 1. The grinder system must connect to the central sewer system collection lines. No septic tank may be installed on any Lot.

Section 17. Pets. No horses, cows, hogs, poultry, or livestock of any kind (other than house pets of reasonable kind and number) may be kept on any Lot. No pets are to run at large.

Section 18. Drainage. Natural drainage of streets, Lots or roadway ditches will not be impaired by any person or persons. Driveway culverts will be of sufficient size to afford proper drainage of ditches without backing water up into ditch or diverting flow. In no event shall culverts be less than fifteen (15) inches. The Park Forest Village Association may remove any culvert that obstructs the flow of water through the street ditches. The breaking of curbs for drive installations will be accomplished in a good workmanship-like manner and such break will be recemented without hindrance to drainage and such work is subject to the inspection and approval of the Architectural Control Board.

Section 19. Antennas. Exterior antennas which project above the highest point of the roof line must have written permission from the Architectural Control Board. Broadcast antennas must not interfere with television or radio reception.

ARTICLE IV

Architectural Control Board

Section 1. Approval of Building Plans. All plans and specifications for any structure or improvement whatsoever to be erected on or moved upon or to any portion of any lot, and the proposed

location thereof, the construction material, the roofs and exterior color schemes, and any later changes or additions thereto shall be subject to and shall require the approval in writing of the Architectural Control Board, hereinafter called "Board", as the same from time to time is composed, before any such work is commenced. The Board shall be composed of three (3) members to be appointed by Horizon Development Corporation. Board members shall be subject to removal by Horizon Development Corporation and any vacancies from time to time existing shall be filled by appointment of Horizon Development Corporation; provided, however, that at any time hereafter Horizon Development Corporation may, at its sole option, relinquish to WATERWOOD PROPERTY OWNERS' ASSOCIATION, the power of appointment and removal herein reserved to Horizon Development Corporation. Such transfer of powers shall be evidenced in writing.

There shall be submitted to the Board on forms approved by the Board an application for a permit to build, together with two complete sets of plans and specifications for any and all proposed improvements and alterations which are desired and no improvements of any kind shall be erected, placed or maintained upon any lot until the final plans, elevations and specifications therefor have received such written approval as herein provided. Such plans shall include plot plans showing the location on the lot of the building, wall, fence, landscaped areas (including any proposed rearrangement of the native vegetation), or other improvement proposed to be constructed, altered, placed or maintained, together with the plans for roofs and exteriors thereof. Such applications shall be accompanied by a reasonable filing fee to be determined and set by the Board, said fee to defray the Board's expenses.

The Board shall approve or disapprove plans, specifications and details within forty-five (45) days after receipt thereof. One set of such plans and specifications and details with the approval or disapproval endorsed thereon shall be returned to the person submitting them and the other copy thereof shall be retained by the Board for its permanent files. The Board shall advise the applicant of the reason for disapproval and suggest acceptable changes. In the event the Board fails to approve or disapprove any plans which have been submitted to it within forty-five (45) days from receipt thereof, approval shall not be required and the related covenants shall be deemed to have been fully complied with.

The Board shall have the right to disapprove any plans, specifications or details submitted to it in the event the same are not in accordance with all of the provisions of these restrictions, if the design or color scheme of the proposed improvements is not in harmony with the general surroundings of the real property or with existing adjacent improvements and natural environment, if the plans and specifications submitted are incomplete, or in the event the board deems the plans, specifications or details or any part thereof to be contrary to the interest, welfare or the rights of owners of the lots covered hereby. The decisions of the Board shall be final.

Neither the Board, Horizon Development Corporation nor any architect or agent thereof shall be responsible in any way for any defects of any plans or specifications submitted, revised or approved in accordance with the foregoing provisions, nor for any structural or other defects in any work done according to such plans and specifications.

ARTICLE V

Waterwood Property Owners' Association

Section 1. Membership. There shall be one membership in the Waterwood Property Owners' Association for each Lot in the Waterwood Properties, and the Owner or Owners of each Lot must designate in writing which owner shall have the membership for that Lot. When a single lot has more than one Owner, additional memberships may be available upon the approval of the Association's Board of Trustees,

provided, however, that for each additional membership approved by the Board of Trustees, an additional annual maintenance charge must be paid for the Lot owned by the additional member, and further provided that regardless of the number of additional members approved by the Board of Trustees only one vote shall be cast with respect to any one Lot. Each member and the member's spouse and minor children shall be entitled to use the following facilities operated and maintained by the Declarants: Club House and Swimming Pool, Tennis Courts, Boat Ramps, Poole Creek Pool and Park, and Equestrian Center and Bridle Paths.

Membership shall be appurtenant to and may not be separated from ownership of the property which is subject to assessment by the said Waterwood Property Owners' Association. Ownership of such property and (i) written designation as the Owner entitled to membership in the Association or (ii) Board of Trustees approval of an additional membership and payment of the additional maintenance charge required, shall be the only qualifications for membership.

Section 2. Voting Rights. The Corporation shall have two (2) classes of voting membership:

Class A. Class A members shall be all those members as hereinabove defined with the exception of those designated below as Class B members. Class A members shall be entitled to one (1) vote for each lot in which they are the designated member. When more than one person holds such interest in any Lot, the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B member shall be HORIZON DEVELOPMENT CORPORATION, authorized to do business in the State of Texas. So long as any Class B member remains the record owner of any property which is subject to a maintenance charge assessment by the Waterwood Property Owners' Association, no member shall be entitled to vote except the Class B member, provided, however, that at any time the Class B member's exclusive voting rights may be relinquished by the written consent of the Class B member. At such time as the Class B member's exclusive voting rights are so relinquished, or when no class B member remains as the record owner of property which is subject to a maintenance charge assessment by the Waterwood Property Owners' Association, the Class B membership shall cease and be converted into a Class A membership and all voting rights shall be vested in the Class A members.

The Class A and Class B members shall have no rights as such to vote as a class, except where required by the Texas Non-Profit Corporation Act.

Section 3. Non-Profit Corporation. Waterwood Property Owners' Association is a non-profit corporation; and all duties, obligations, benefits, liens and rights created hereunder in favor of the Association shall vest in said Corporation.

Section 4. Inspection of Records. The books, records and papers of the Association shall at all times be subject to inspection by any member during reasonable business hours. The Declarations, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

Maintenance Charges

Section 1. Waterwood Property Owners Association Maintenance Fund. Each lot in this subdivision is hereby subjected to an annual maintenance charge and assessment for the purpose of creating a fund to be designated and known as the "maintenance fund", which maintenance charge and assessment will be paid by the Owner or Owners of each Lot within this subdivision, to the Waterwood Property Owners' Association. Maintenance charges assessed against Lots of which the Declarant is the Owner shall be payable at the option of the Declarant. The rate at which each Lot will be assessed will be determined annually, and may be adjusted from year to year by the Association as the needs of the Association may, in the judgment of the Association, require; provided that an equal amount of maintenance charge will be assessed against each Lot. The maintenance charge payable annually in advance (or at the option of Declarant, monthly in advance), provided, however, that the Declarant shall have the option of paying such maintenance charge for its Lots annually in advance, monthly in advance or not at all, as the Declarant so elects.

The Association shall use the proceeds of said maintenance fund for the use and benefit of all residents of this subdivision as well as all other sections of Waterwood, provided, however, that each section of Waterwood to be entitled to the benefit of this maintenance fund, must be impressed with and subject to a like annual maintenance charge and assessment to be determined by Declarant, which is payable to the Association, and further made subject to the jurisdiction of the Association. The uses and benefits to be provided by said Association shall include, by way of clarification and not limitation and at its sole option, payment of dues charged by the Declarant for use of the Club House and Swimming Pool, Tennis Courts, Boat Ramps and Poole Creek Pool and Park, operated and maintained by the Horizon Development Corporation, payment of all reasonable and necessary expenses in connection with the collection and administration of the maintenance charge and assessment, and doing any other thing or things necessary or desirable which, in the opinion of the Association, is considered of general benefit to the Owners or other occupants of the Properties; it being understood that the judgment of the Association in the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

Additionally, and from time to time, the Association may impose special assessments, the proceeds to be used for such special purposes as designated by the Association, provided same shall be consistent with the uses and purposes of the annual maintenance charge.

Section 2. Subdivision Unit Maintenance Fund. Each lot in this subdivision is hereby subjected to an annual maintenance charge and assessment for the purpose of creating a fund to be designated and known as the "maintenance fund", which maintenance charge and assessment will be paid by the Owner or Owners of each Lot within this subdivision, to Horizon Properties Corporation. Maintenance charges assessed against Lots of which the Declarant is the Owner shall be payable at the option of the Declarant. The rate at which each Lot will be assessed will be determined annually, and may be adjusted from year to year by Horizon Properties Corporation as the needs of the subdivision may, in the judgment of Horizon Properties Corporation, require; provided that an equal amount of maintenance charge will be assessed against each Lot, and provided that the increase shall not exceed the percentage increase in the consumer price index for the previous year. The initial annual charge is set at \$102.00 payable in monthly installments of \$8.50. The maintenance charge is payable annually in advance, (or at the option of Horizon Properties Corporation, monthly in advance), provided, however, that the Declarant shall have the option of paying such maintenance charge for its Lots annually in advance, monthly in advance or not at all, as the Declarant so elects.

Horizon Properties Corporation shall use the proceeds of said maintenance fund for the use and benefit of all residents of this subdivision. The uses and benefits to be provided by said Horizon Properties Corporation shall include, by way of clarification and not limitation and at its sole option, any and all of the following: installing, maintaining and operating street lights, roads, permanent right-of-ways, easements, esplanades and other public areas; payment of all legal and other expenses incurred in connection with the collection and enforcement of all charges and assessments, covenants, restrictions and conditions affecting the Properties to which the maintenance fund applies; payment of all reasonable and necessary expenses in connection with the collection and administration of the maintenance charge and assessment; providing security and doing any other thing or things necessary or desirable in the opinion of Horizon Properties Corporation to keep the Properties in the subdivision neat and in good order, or which is considered of general benefit to the Owners or other occupants of the Properties, it being understood that the judgment of Horizon Properties Corporation in the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith. Horizon Properties Corporation may assign its rights and obligations hereunder to Waterwood Property Owners Association or its successor should it elect to undertake the services set forth herein.

Section 3. To secure the payment of the annual maintenance charge and assessment established hereby and to be levied on individual Lots, as well as the special assessments and any and all other charges which may be levied against Owners or other occupants of such Lots, there shall be reserved in each Deed (whether specifically stated therein or not) by which the Declarant shall convey such Lots, a Vendor's Lien for the benefit of the Association and Horizon Properties Corporation, said lien to be enforceable through appropriate legal proceedings by such beneficiary; provided, however, that each lien shall be secondary, subordinate, and inferior to all liens, present and future, giving, granted and created by or at the instance and request of the Owner of any such Lot to secure the payment of monies advanced or to be advanced on account of the purchase price and/or the construction of improvements on any such Lot to the extent of any such maintenance charge or other charge accrued and unpaid prior to foreclosure of any such purchase money lien or construction lien; and further provided that as a condition precedent to any proceeding to enforce such lien upon any Lot upon which there is an outstanding valid and subsisting first mortgage lien for the aforesaid purpose or purposes, the Association or Horizon Properties Corporation shall give the holder of such first mortgage lien sixty (60) days written notice of such proposed action, which notice shall be sent to the nearest office of such first mortgage holder by prepaid U. S. Certified Mail, and shall contain a statement of the delinquent maintenance or other charges upon which the proposed action is based. Upon the request of any such first mortgage lienholder, the Association and Horizon Properties Corporation shall acknowledge in writing its obligation to give the foregoing notice with respect to the particular Lot covered by such first mortgage lien to the holder thereof.

Section 4. The above maintenance charges and assessments will remain effective for the full term (and extended term, if applicable) of the covenants contained hereof.

Section 5. It is specifically stated and agreed that for any Lot sold by the Declarant to persons or entities by contract for sale of land, or deed with lien and note, or other instrument, where the Owner defaults in the contract or note payments in any manner and said Lot is repossessed, foreclosed or such contract is cancelled by Declarant, its successors or assigns, the Association and Horizon Properties Corporation will release their right to collect the past due maintenance, or other charges, assessments and penalties on such Lots from the Declarant. Nothing herein contained, however, shall relieve the Owner in default from whom the Lot was repossessed from his obligation to pay such delinquent charges, assessments and penalties to the Association or Horizon Properties Corporation.

AMENDMENT TO DECLARATION OF RESTRICTIONS
WATERWOOD PARK FOREST VILLAGE

STATE OF TEXAS)
) ss.
COUNTY OF SAN JACINTO)

THIS DECLARATION OF AMENDMENT is made on the date hereinafter set forth by HORIZON PROPERTIES CORPORATION, Successor-in-Interest to HORIZON DEVELOPMENT CORPORATION, authorized to do business in the State of Texas, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of a majority of the lots in the property known as WATERWOOD PARK FOREST VILLAGE, a subdivision in San Jacinto County, Texas, according to the map or plat thereof recorded in Volume 7, Page 7, of the plat records of San Jacinto County, Texas; and

WHEREAS, it is the desire of Declarant to amend those certain restrictions, covenants, conditions, stipulations and reservations upon and against such property as set forth in the Declaration of Restrictions dated July 1, 1981, A.D., recorded in the Office of the San Jacinto County Clerk on July 9, 1981, A.D. in Volume 205, Pages 139, et. seq., deed records of San Jacinto County, Texas; Declarant hereby amends the said restrictions, covenants, conditions, stipulations and reservations upon and against the property, in the following manner:

Article III, Section 2, Architectural Control shall be amended by striking the words "and specifications" from the third line thereof.

Article III, Section 3, Dwelling Size is hereby deleted, and in its place instead is set forth the following:

"Section 3, Dwelling Size. The total living area of the main residential structure on Lots 1 through 7 of Block 2 and Lots 1 through 6 of Block 3, exclusive of open porches, garages and/or carports, and servants' quarters, shall be not less than 1800 square feet. The total living area of the main residential structure of a one and one-half (1-1/2) or a two (2) story dwelling shall not be less than 2500 square feet. The total living area of the main residential structure on any other lot, exclusive of open porches, garages and/or carports, and servants' quarters, shall be not less than 700 square feet. The total living area of the main residential structure of a one and one-half (1-1/2) or a two (2) story dwelling shall be not less than 900 square feet. As to Block 8, Lots 205 through 275,

duplex units may be erected under one (1) common roof per duplex, providing that each living unit may be no less than 700 square feet."

Article IV, Section 1, Approval of Building Plans shall be amended by striking the words "and specifications" in lines 1 and 2 thereof, and substituting "HORIZON PROPERTIES CORPORATION, Successor-in-Interest to HORIZON DEVELOPMENT CORPORATION" wherever "HORIZON DEVELOPMENT CORPORATION" appears in said paragraph.

The second paragraph of Article IV, Section 1, Approval of Building Plans shall be deleted and the following paragraph substituted in its place:

"There shall be submitted to the Board, on forms approved by the Board, an application for a permit to build, together with two (2) complete sets of final plans, including elevation and color schemes, for any and all proposed improvements and alterations which are desired, and no improvements of any kind shall be erected, placed or maintained upon any lot until the final plans therefor have received such written approval as herein provided. Such plans shall include plot plans showing the location on the lot of the building, wall, fence, landscaped areas (including any proposed rearrangement of the native vegetation), or other improvements proposed to be constructed, altered, placed or maintained, together with the plans for roofs and exteriors thereof. Such applications shall be accompanied by a reasonable filing fee to be determined and set by the Board, said fee to defray the Board's expenses."

The third paragraph of Article IV, Section 1, Approval of Building Plans shall be amended by striking the words "and specifications" from line 3 thereof.

The fourth paragraph of Article IV, Section 1, Approval of Building Plans shall be amended by striking the words "and specifications" and "specifications" wherever they appear.

The fifth paragraph of Article IV, Section 1, Approval of Building Plans shall be amended by striking the words "Horizon Development Corporation" and substituting the words "HORIZON PROPERTIES CORPORATION, Successor-in-Interest to HORIZON DEVELOPMENT CORPORATION" in the first line thereof, and striking the words "and specifications" from the end of said paragraph.

The paragraph entitled Class B of Article V, Section 2, Voting Rights shall be amended by substituting the words "HORIZON PROPERTIES CORPORATION, Successor-in-Interest to HORIZON DEVELOPMENT CORPORATION", in place of "HORIZON DEVELOPMENT CORPORATION".

AMENDMENT TO DECLARATION OF RESTRICTIONS
WATERWOOD PARK FOREST VILLAGE

STATE OF TEXAS)
) ss.
 COUNTY OF SAN JACINTO)

THIS DECLARATION OF AMENDMENT is made on the date hereinafter set forth by HORIZON PROPERTIES CORPORATION, Successor-in-Interest to HORIZON DEVELOPMENT CORPORATION, authorized to do business in the State of Texas, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of a majority of the lots in the property known as WATERWOOD PARK FOREST VILLAGE, a subdivision in San Jacinto County, Texas, according to the map or plat thereof recorded in Volume 7, Page 7, of the plat records of San Jacinto County, Texas; and

WHEREAS, it is the desire of Declarant to amend those certain restrictions, covenants, conditions, stipulations and reservations upon and against such property as set forth in the Declaration of Restrictions dated July 1, 1981, A.D., recorded in the Office of the San Jacinto County Clerk on July 9, 1981, A.D. in Volume 205, Pages 139, et. seq., Deed Records of San Jacinto County, Texas; and as amended by Amendment to Declaration of Restrictions dated March 12, 1985, recorded in the Office of the San Jacinto County Clerk in Volume 5, Page 203, et. seq., Deed Records of San Jacinto County Texas; Declarant hereby amends the said restrictions, covenants, conditions, stipulations and reservations upon and against the property, in the following manner:

Article III, Section 4, Type of Construction, Materials and Landscape. Paragraph A shall be deleted and in its place instead is set forth the following:

A. As to any lot which faces on Waterwood Parkway, no residence shall have less than twenty-five percent (25%) masonry construction or its equivalent on its exterior wall area, unless approved in writing by the Architectural Control Board, except that detached garages may have wood siding of a type and design approved by the Architectural Control Board. As to all other lots, exterior walls may have wood siding of a type and design approved by the Arichitectoral Control Board.

