

Revised

M448687

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CHAMPION FOREST, SECTION 10,
A SUBDIVISION IN HARRIS COUNTY, TEXAS

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STATE OF TEXAS

00494545

COUNTY OF HARRIS

THIS DECLARATION, is made on the date hereinafter set forth by Champion Forest Associates, a Joint Venture, (comprised of Greenwood Properties, Inc., a Texas Corporation and The Mischer Corporation, a Delaware Corporation), acting by and through Greenwood Properties, Inc, its managing Venture partner, hereinafter referred to as "Declarant":

W I T N E S S E T H:

WHEREAS, CHAMPION FOREST ASSOCIATES, Declarant is the owner of certain property heretofore platted and subdivided into that certain subdivision known as CHAMPION FOREST, Section 10, (the "Property"), according to the plat recorded in Volume 306, Page 14, of the Map Records of Harris County, Texas.

WHEREAS, Declarant desires to develop the Property as a residential subdivision, together with any other land which Declarant at its sole discretion may hereafter add thereto, and to provide and adopt a uniform plan of development including assessments, conditions, covenants, easements, reservations, and restrictions designed to govern, control and preserve the values and amenities of the Property for the development, improvement, sale, use and enjoyment of the Property as a residential subdivision; and

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WHEREAS, Declarant desires to subject the Property, together with additional land as may hereafter be made subject hereto, to the assessments, conditions, covenants, easements, reservations, and restrictions hereinafter set forth, for the benefit of the Property, additions thereto, and each owner of any part thereof; and

WHEREAS, Declarant has deemed it desirable, for the efficient preservation of the values and amenities in said subdivision, to create an Association (hereinafter defined) to which shall be delegated and assigned the powers of administering and enforcing these assessments, conditions, covenants, easements, reservations and restrictions, including levying, collecting and disbursing the assessments; and

WHEREAS, there has been incorporated the Champion Forest Fund, Inc., a non-profit corporation created under the laws of the State of Texas, whose directors have established By-Laws by which said Association shall be governed through its Board of Directors, for the purpose of exercising the functions aforesaid; and

NOW, THEREFORE, Declarant hereby declares that the Property shall be developed, improved, sold, used and enjoyed in accordance with, and subject to the following plan of development, including the assessments, conditions, covenants, easements, reservations, and restrictions hereinafter set forth, all of which are hereby adopted for, and placed upon