

DECLARATION OF
COVENANTS, CONDITIONS & RESTRICTIONS
FOR OAK CREST ESTATES

THIS DECLARATION is made on the date hereinafter set forth by DEANCO, INC., a Texas corporation, having its principal place of business in Pinehurst, Montgomery County, Texas, hereinafter referred to as "Developer".

W I T N E S S E T H :

WHEREAS, Developer is the owner of the real property described in Article I, Section 1.0. hereof.

NOW, THEREFORE, Developer hereby adopts, establishes and imposes upon the real property described in Article I, Section 1.0. the following reservations, easements, restrictions, covenants and conditions and declares same applicable thereto, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of 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.

ARTICLE I

GENERAL

Section 1. Definition. The following words, when used in this Declaration, unless the context shall prohibit, shall have the following meanings:

- a. "Association" shall mean and refer to the Oak Crest Estates Property Owners' Association, its successors and assigns, provided for in Article II hereof.
- b. "Board" shall mean and refer to the Board of Directors of the Association.