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Annex
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ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
for
AUBURN LAKES ESTATES, SECTION TWO (2)
A SUBDIVISION IN HARRIS COUNTY, TEXAS

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

WHEREAS, by that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for Auburn Lakes Estates" dated November 9, 2005 and executed by Peramco, Inc., a Florida corporation (the "Declarant"), which was filed of record in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. Y889494 (the "Declaration"), Declarant did subject all of the property in Auburn Lakes Estates, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 591094 of the Map Records of Harris County, Texas to those certain easements, covenants, restrictions and conditions described in the Declaration;

WHEREAS, Article VIII, Section 8.3 of the Declaration entitled "ANNEXATION" provides:

SECTION 8.3 ANNEXATION. Additional land may be annexed and subjected to the provisions of this Declaration by Declarant, without the consent of the Members, within ten (10) years of the date that this Declaration is recorded in the Official Public Records of Real Property of Harris County, Texas. The annexation of additional land shall be effective upon filing of record an annexation instrument in the Official Public Records of Real Property of Harris County, Texas. ...

WHEREAS, Peramco, Inc., a Florida corporation is the owner of all that certain property known as Auburn Lakes Estates, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof filed of record under Film Code No. 633201 of the Map Records of Harris County, Texas ("Auburn Lakes Estates, Section Two (2)"); and

lee

WHEREAS, Declarant desires Auburn Lakes Estates, Section Two (2) to be annexed into Auburn Lakes Homeowners Association, Inc. (the "Association") pursuant to the terms of Article VIII, Section 8.3 of the Declaration as evidenced by the signatures below.

REP 1-57-2497

NOW, THEREFORE, Auburn Lakes Estates, Section Two (2) is hereby annexed into the jurisdiction of the Association and subjected to all those certain easements, covenants, restrictions and conditions described in the Declaration, which shall run with Auburn Lakes Estates, Section Two (2) and be binding on all subsequent purchasers thereof, save and except the following provisions of the Declaration, which provisions of the Declaration as to Auburn Lakes Estates, Section Two (2), shall be amended as follows:

1. Article I, Section 1.13 of the Declaration entitled "GOLF COURSE LOT" as to Auburn Lakes Estates, Section Two (2) is amended to read as follows:

SECTION 1.13. GOLF COURSE LOT – Any Lot that is located, in whole or in part, contiguous to the Golf Course. For the purposes of this Supplemental Declaration, the Golf Course Lots are Lots Twenty-Four (24) through Thirty-Two (32), inclusive in Block One (1) of Auburn Lakes Estates, Section Two (2).

2. Article I, Section 1.16 of the Declaration entitled "LAKE LOT" as to Auburn Lakes Estates, Section Two (2) is amended to read as follows:

SECTION 1.16. LAKE LOT – Each Lot on which there exists a portion of a Lake and each Lot which is contiguous, in whole or in part, to a Lake or a reserve on which the Lake is situated. For the purposes of this Supplemental Declaration, the Lake Lots are Lots Two (2) through Twelve (12), inclusive in Block Two (2) of Auburn Lakes Estates, Section Two (2).

3. Article I, Section 1.21 of the Declaration entitled "NEIGHBORHOOD" as to Auburn Lakes Estates, Section Two (2) is amended to read as follows:

SECTION 1.21. NEIGHBORHOOD – For the purposes of this Supplemental Declaration, the second Neighborhood that is subject to this Declaration is Auburn Lakes Estates, Section Two (2).

4. Article I, Section 1.23 of the Declaration entitled "PLAT OR PLATS" as to Auburn Lakes Estates, Section Two (2) is amended to include Auburn Lakes Estates, Section Two (2).

5. Article I, Section 1.29 of the Declaration entitled "SUBDIVISION" as to Auburn Lakes Estates, Section Two (2) is amended to include Auburn Lakes Estates, Section Two (2).

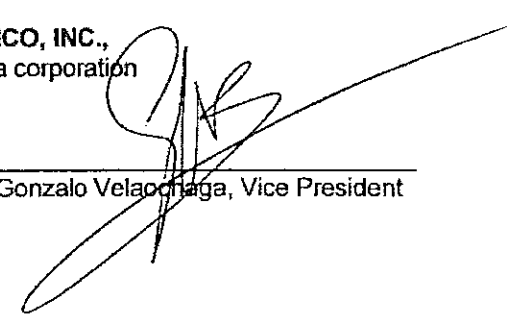
6. Article II, Section 2.4.3 of the Declaration entitled "LOCATION OF IMPROVEMENTS - SETBACKS" as to Auburn Lakes Estates, Section Two (2) is amended to read as follows:

SECTION 2.4.3. LOCATION OF IMPROVEMENTS - SETBACKS. No Residential Dwelling, detached garage or Improvement on any Lot other than fencing and/or landscaping approved by the Architectural Control Committee shall be located nearer to the front Lot line than the building setback line reflected on the Plat. On Lake Lots and Golf Course Lots no Residential Dwelling, detached garage or Accessory Building shall be located nearer to the rear property line than thirty (30) feet. No Residential Dwelling, detached garage or Accessory Building shall be located nearer to a side property line than seven and one half (7½) feet. Fencing along the side property line of a corner lot shall not be located nearer to the street than the side wall of the Residential Dwelling, unless otherwise approved by the Architectural Control Committee. Notwithstanding the foregoing, the Architectural Control Committee may grant variances from these setbacks, in the manner provided in Article III, Section 3.12, when, in its sole discretion, a variance is deemed necessary or appropriate.

EXECUTED by the respective parties on the dates set forth below to be effective the date this document is filed of record in the Official Public Records of Real Property of Harris County, Texas.

PERAMCO, INC.,
a Florida corporation

By:



Gonzalo Velazquez, Vice President

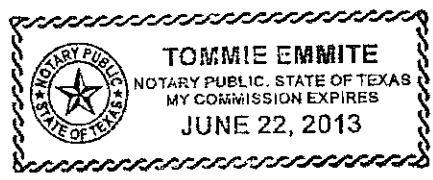
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THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 29th day of April, 2010 personally appeared Gonzalo Velaochaga, Vice President of Peramco, Inc., a Florida corporation, 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 purpose and in the capacity therein expressed.

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



Return to:
Butler Hailey
8901 Gaylord Drive, Suite 100
Houston, Texas 77024

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOIDED AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the number Sequence on the date and at the place stamped herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

MAY - 3 2010



[Handwritten Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS

[Handwritten Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS

2010 MAY - 3 PM 1:36

FILED

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.