

The six foot high concrete fence on the common line between Lots 1 through 6 of Block 1 and lots 1 through 13 of Block 2 and Reserves "A" and "B".

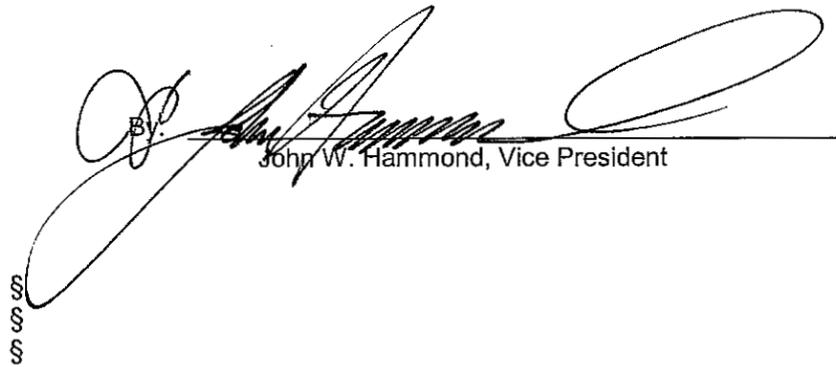
3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Rosehaven Section One Replat One as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Rosehaven Section One (1).

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 31st day of January, 2008.

Declarant

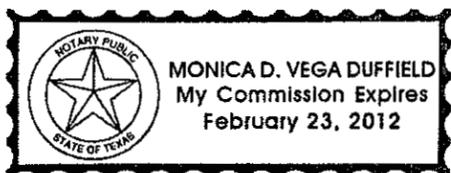
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership,

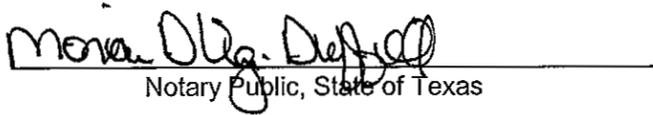
By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

BY: 
John W. Hammond, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

This instrument is acknowledged before me on December 31, 2008 by John W. Hammond, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership




Notary Public, State of Texas

~~After Recording please return to:
Friendswood Development Company
550 Greens Parkway, Suite 100
Houston, TX 77067-4526
Attn: Monica Vega-Duffield~~

**AFTER RECORDING RETURN TO:
NORTH AMERICAN TITLE COMPANY
230 WESTWAY PLACE, SUITE 111
ARLINGTON, TX 76018-1019
ATTN: DIANA DICKSON**

14724-FD-117

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

**SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ANNEXATION OF WALNUT CREEK SECTION FIVE**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF FORT BEND §

WHEREAS, under date of February 12, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 20050172 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XII, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Five, a subdivision of 8.076 acres out of the Eugene Wheat Survey, A-396, Ft. Bend County, Texas; and recorded under Clerk's File No 20100065 of the Real Property Records of Ft. Bend County, Texas; containing 34 lots and 1 reserve; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 12, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

1. Walnut Creek Section Five is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.

2. Article VII, Section 1(h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Five (5) located within on the common boundary lines listed below:

The six foot high (6') concrete panel along the rear lot line between Lots 1 through 11 of Block 1 and Restricted Reserve "A".

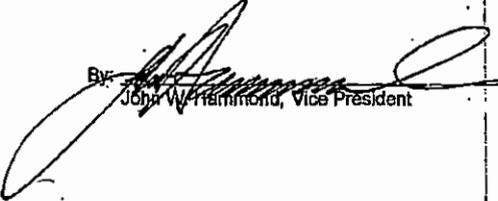
3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Five (5) as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Five (5).

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 25 day of Nov, 2010.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership,

By: **LENNAR TEXAS HOLDING COMPANY,**
a Texas Corporation, its General Partner

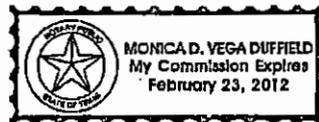
By: 
John W. Hammond, Vice President

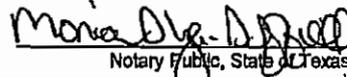
STATE OF TEXAS

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COUNTY OF HARRIS

This instrument is acknowledged before me on November 23, 2010 by John W. Hammond, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership




Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
650 Greens Parkway, Suite 100
Houston, TX 77067-4528

Attn: Monica Vega-Duffield



WALNUT CREEK COMMUNITY ASSOCIATION, INC.
SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ANNEXATION OF WALNUT CREEK SECTION ELEVEN (11)

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF FORT BEND §

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Eleven (11), a subdivision of 8.764 acres out of the Eugene Wheat Survey, A-398, and the Wiley Marlin League, A-56, Ft. Bend County, Texas; and recorded under Clerk's File No 2015096625 of the Real Property Records of Ft. Bend County, Texas; containing 27 lots and 1 reserve; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

1. Walnut Creek Section Eleven (11) is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Eleven (11) located on the common property lines listed below:

The six foot (6') high concrete fence on the rear 24.75' northeast corner side common property line of Lot 13 through the side property line of Lot 14 of Block 2 and Restricted Reserve "A", Walnut Creek Section Eleven (11).

The six foot (6') high concrete fence on the side common property line of Lot 15 through the rear of Lot 16 of Block 2 and Restricted Reserve "A", Walnut Creek Section Eleven (11).

The six foot (6') high concrete fence on the side common property line of Lot 17 through the rear 45.80' west side of Lot 17 of Block 2 and Restricted Reserve "A", Walnut Creek Section Eleven (11).

The six foot (6') high concrete fence on the rear 61.39' south side common property line of Lot 24 of Block 2 and Restricted Reserve "A", Walnut Creek Section Eleven (11).

3. Article IX Section 15 (a) of the Declaration defines the use and criteria of Walls and Fences:

As to the herein Annexed Walnut Creek Section Eleven (11)

The side and rear fence on the common property line of Lots 1 through the rear 102.21' north side of Lot 13 of Block 2, Walnut Creek Section Eleven (11), shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Walnut Creek Community Association, Inc. the side fence of Lot 1 must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

The side fence on the common property line of Lot 16 of Block 2, along Garden Bay Ct., Walnut Creek Section Eleven (11), shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Walnut Creek Community Association, Inc. fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

The side fence on the common property lines of Lots 20 and 21 of Block 2, along Pearl Terrace Ln., Walnut Creek Section Eleven (11), shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Walnut Creek Community Association, Inc. fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

The side fence on the common property line of Lot 3 of Block 1, along Pearl Terrace Ln., Walnut Creek Section Eleven (11), shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Walnut Creek Community Association, Inc. fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

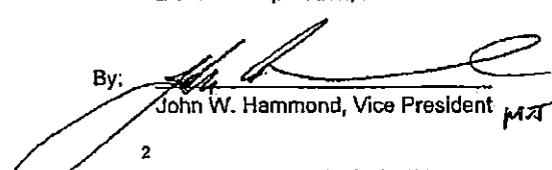
4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Eleven (11) as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Eleven (11).

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 14th day of November 2015.

Declarant

LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD., a Texas limited partnership,
dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY,
a Texas Corporation, its General Partner

By: 
John W. Hammond, Vice President *mt*

STATE OF TEXAS

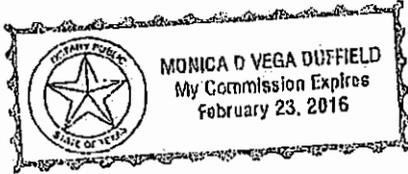
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COUNTY OF HARRIS

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This instrument is acknowledged before me on November 16, 2015 by John W. Hammond, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.



Monica D Vega Duffield
Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
550 Greens Parkway, Suite 100
Houston, TX 77067-4526
Attn: Monica Vega-Duffield

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5/25/2016 1:22 PM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 2 Fee: \$ 15.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.

**SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ANNEXATION OF WALNUT CREEK SECTION TWELVE**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF FORT BEND §

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Twelve, a subdivision of 13.814 acres out of the Wiley Martin League, A-58, Ft. Bend County, Texas; and recorded under Clerk's File No 2015139994 of the Real Property Records of Ft. Bend County, Texas; containing 46 lots and 4 reserves; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

1. Walnut Creek Section Twelve is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.

2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Twelve located on the common property lines listed below:

The common area fence on the side common property line of Lot 1 of Block 2 and Restricted Reserve "C", Walnut Creek Section Twelve.

The common area fence on the side common property line of Lots 9 and 10 of Block 2 and Restricted Reserve "B", Walnut Creek Section Twelve.

The common area fence on the west side common property line of Lot 10 of Block 3 and Restricted Reserve "D", Walnut Creek Section Twelve.

The common area fence(s) upon and alongside Restricted Reserve "A" and Lot 1 of Block 4, Walnut Creek Section Twelve.

3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Twelve as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Twelve.

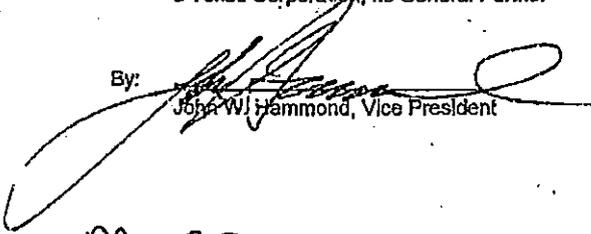
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 25th day of May, 2016.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

By:

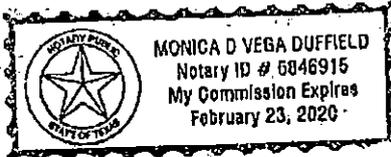

John W. Hammond, Vice President

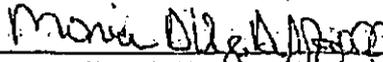
STATE OF TEXAS

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COUNTY OF HARRIS

This instrument is acknowledged before me on May 25, 2016 by John W. Hammond, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.




Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
681 Greens Parkway, Suite 220
Houston, TX 77067-4526
Attn: Monica Vega-Duffield



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 2 Fee: \$ 15.00

WALNUT CREEK COMMUNITY ASSOCIATION, INC.
SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ANNEXATION OF WALNUT CREEK SECTION THIRTEEN

14729-FO-FB128

STATE OF TEXAS §
COUNTY OF FORT BEND § KNOW ALL MEN BY THESE PRESENTS THAT
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WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Thirteen, a subdivision of 13.985 acres out of the Wiley Martin League, A-56, Ft. Bend County, Texas; and recorded under Clerk's File No 2016130910 of the Real Property Records of Ft. Bend County, Texas; containing 53 lots and 0 reserves; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

1. Walnut Creek Section Thirteen is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.

2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Thirteen located on the common property lines listed below:

The common area fence on the side common property line of Lot 1 of Block 1 east of the 20' Tx Eastern Transmission Corp. Easement, Walnut Creek Section Thirteen.

3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Thirteen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Thirteen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 13th day of January, 2016

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

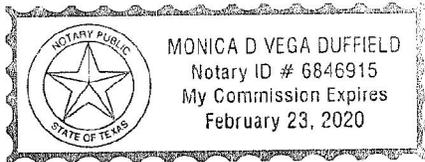
By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

By: [Signature]
John W. Hammond, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

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This instrument is acknowledged before me on January 13, 2016 by John W. Hammond, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.



[Signature]
Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
681 Greens Parkway, Suite 220
Houston, TX 77067-4526
Attn: Monica Vega-Duffield

The common area fence on the 99.93' south side common property line of Lots 3 through 7 of Block 1 and Restricted Reserve "A", Walnut Creek Section Fifteen.

The common area fence on the side common property line of Lot 13 of Block 1 and Restricted Reserve "C", Walnut Creek Section Fifteen.

The common area fence on side common property line of Lot 14 of Block 1 and Restricted Reserve "C", Walnut Creek Section Fifteen.

The common area fence on the north and east side of Restricted Reserve "F", Walnut Creek Section Fifteen.

The common area fence on the side and rear common property line of Lots 23 through 34 of Block 1 and Restricted Reserve "D", Walnut Creek Section Fifteen.

The common area fence on the side common property line of Lot 1 through the north side of Lot 5 of Block 2 and Restricted Reserve "E", Walnut Creek Section Fifteen.

The common area fence on the side common property line between Lots 3 and 4 of Block 2 and Restricted Reserve "E", Walnut Creek Section Fifteen.

The common area fence on the east, west and south side common property line of Restricted Reserve "F", Walnut Creek Section Fifteen.

3. Article IX, Section 16 (a) of the Declaration defines the use and criteria of Walls and Fences:

As to the herein annexed Walnut Creek Section Fifteen:

The rear fence on the common property line of Lot 2 of Block 1 (cul-de-sac of Walnut Creek Section Twelve), Walnut Creek Section Fifteen, shall be six feet (6') tall standard fence. The finish (good) side of the fence should face the Lots to the south.

The rear fence on the common property line of Lots 8 through 22 of Block 1, Walnut Creek Section Fifteen, shall be six feet (6') tall standard fence. The finish (good) side of the fence should face away from the Lots to the north.

The rear fence on the 114.40' east side of Lot 5 through 6 of Block 2, Walnut Creek Section Fifteen, shall be six feet (6') tall standard fence. The finish (good) side of the fence should face away from the Lots to the east.

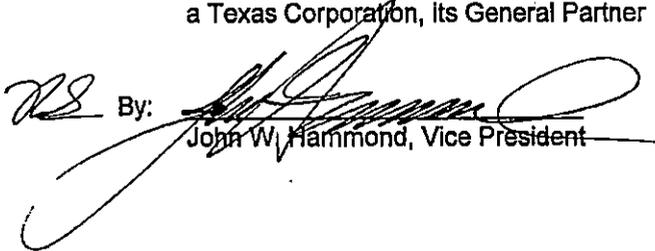
4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Fifteen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Fifteen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 29th day of June, 2017.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

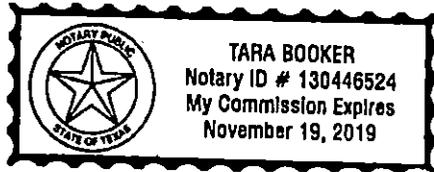
By:  John W. Hammond, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

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This instrument is acknowledged before me on June 29, 2017 by John W. Hammond, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.




Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
681 Greens Parkway, Suite 220
Houston, TX 77067-4526
Attn: Monica Vega-Duffield

The common area fence on the side common property line of Lot 1 through the 69.66' north rear side of Lot 3 of Block 3 and Restricted Reserve "C", Walnut Creek Section Sixteen.

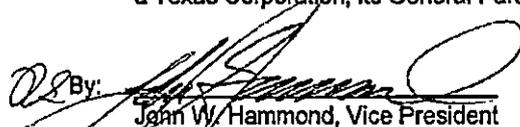
3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Sixteen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Sixteen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 22nd day of August, 2017.

Declarant

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

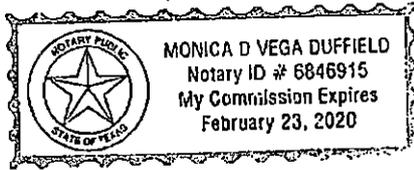
By: 
John W. Hammond, Vice President

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument is acknowledged before me on August 22, 2017 by John W. Hammond, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.




Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
681 Greens Parkway, Suite 220
Houston, TX 77067-4528
Attn: Monica Vega-Duffield



WALNUT CREEK COMMUNITY ASSOCIATION, INC.

**SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ANNEXATION OF WALNUT CREEK SECTION SEVENTEEN**

114728-000012-1

STATE OF TEXAS §
COUNTY OF FORT BEND § KNOW ALL MEN BY THESE PRESENTS THAT

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Seventeen, a subdivision of 15.215 acres out of the Wiley Martin League Survey, A-56, Ft. Bend County, Texas; and recorded under Clerk's File No 2017105686 of the Real Property Records of Ft. Bend County, Texas; containing 49 lots and 6 reserves, or if not the owner then the owner has joined herein; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

1. Walnut Creek Section Seventeen is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.

2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Seventeen located on the common property lines listed below:

The common area fence on the side common property line of Lot 1 through the 52.10' west side of Lot 3 of Block 1 and Restricted Reserve "A", Walnut Creek Section Seventeen.

The common area fence on the side common property line of Lots 6 and 7 of Block 1 and Restricted Reserve "C", Walnut Creek Section Seventeen.

The common area fence on the side common property line of Lots 18 and 19 of Block 1 and Restricted Reserve "D", Walnut Creek Section Seventeen.

The common area fence on the side common property line of Lot 1 of Block 2 and Restricted Reserve "F", Walnut Creek Section Seventeen.

The common area fence on the side common property line of Lots 4 and 5 of Block 3 and Restricted Reserve "E", Walnut Creek Section Seventeen.

3. Article IX, Section 16 (a) of the Declaration defines the use and criteria of Walls and Fences:

As to the herein annexed Walnut Creek Section Seventeen:

The 152.17' north fence on the common property line of Lot 3 through 4, 11, 12, 26 and 27 of Block 1 and Restricted Reserve "B", Walnut Creek Section Seventeen, shall be six feet (6') tall capped wood fence. The finish (good) side of the fence should face out, extending all the way to Build Lines at front of Lots.

4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Seventeen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Seventeen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 28th day of January, 2019.

Declarant

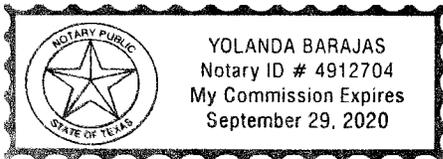
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

[Signature]
By: _____
Michael W. Johnson, Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument is acknowledged before me on January 28, 2019 by Michael W. Johnson, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.



[Signature]

Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
681 Greens Parkway, Suite 220
Houston, TX 77067-4526
Attn: Monica Vega-Duffield

The rear fence on the common property line of Lots 1 through 8 of Block 2 and Restricted Reserve "B", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

The side and rear fence on the common property line of Lots 1 and 13 through 18 of Block 4 and Restricted Reserve "C", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Nineteen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Nineteen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 12th day of June, 2020.

Declarant

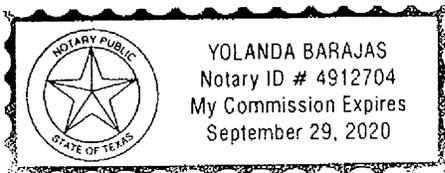
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

[Signature] By: U. S. Home Corporation, a Delaware corporation, its General Partner

By: *[Signature]*
Michael W. Johnson, Vice President

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument is acknowledged before me on June 12, 2020, by Michael W. Johnson, Vice President of U. S. Home Corporation, a Delaware Corporation, General Partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.



[Signature]
Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
681 Greens Parkway, Suite 220
Houston, TX 77067-4526
Attn: Yolanda Barajas

The rear fence on the common property line of Lots 1 through 8 of Block 2 and Restricted Reserve "B", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

The side and rear fence on the common property line of Lots 1 and 13 through 18 of Block 4 and Restricted Reserve "C", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Nineteen as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Nineteen.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 12th day of JUNE, 2020.

Declarant

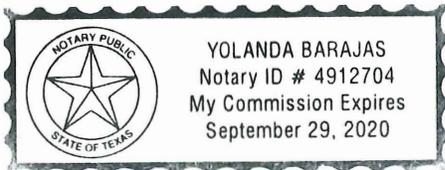
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

[Signature] By: U. S. Home Corporation, a Delaware corporation, its General Partner

By: [Signature]
Michael W. Johnson, Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument is acknowledged before me on June 12, 2020, by Michael W. Johnson, Vice President of U. S. Home Corporation, a Delaware Corporation, General Partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.



[Signature]
Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
681 Greens Parkway, Suite 220
Houston, TX 77067-4526
Attn: Yolanda Barajas



WALNUT CREEK COMMUNITY ASSOCIATION, INC.

**SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ANNEXATION OF WALNUT CREEK SECTION TWENTY-ONE**

STATE OF TEXAS §
COUNTY OF FORT BEND § KNOW ALL MEN BY THESE PRESENTS THAT

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Twenty-One, a subdivision of 9.509 acres out of the E.P. Everett Survey, A-387, Ft. Bend County, Texas; and recorded under Clerk's File No 2017125643 of the Real Property Records of Ft. Bend County, Texas; containing 36 lots and 2 reserves; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

1. Walnut Creek Section Twenty-One is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.
2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Twenty-One located on the common property lines listed below:

The common area fence on the side common property line of Lots 1, 14, and 15, Block 1, and rear common property line of Lot 15 through the 73.27' west rear side of Lot 21 of Block 1 and Restricted Reserve "A", Walnut Creek Section Twenty-One.

The common area fence on the side common property line of Lot 7 of Block 3 and Restricted Reserve "B" , Walnut Creek Section Twenty-One.

3. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Twenty-One as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Twenty-One.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 26th day of October, 2018.

Declarant

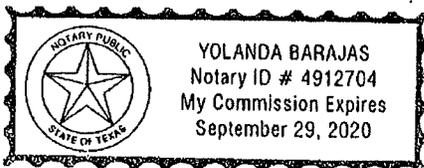
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

By: [Signature]
Michael W. Johnson, Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument is acknowledged before me on October 26, 2018 by Michael W. Johnson, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.



[Signature]
Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
681 Greens Parkway, Suite 220
Houston, TX 77067-4526
Attn: Monica Vega-Duffield



WALNUT CREEK COMMUNITY ASSOCIATION, INC.

**SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ANNEXATION OF WALNUT CREEK SECTION TWENTY-THREE**

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS THAT

COUNTY OF FORT BEND

114728-000324

WHEREAS, under date of February 19, 2007, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Walnut Creek Section Two (2), according to the plat thereof recorded in Ft Bend County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 2007020558 of the Real Property Records of Ft. Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Walnut Creek Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 8(b) of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Fifteen (15) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Walnut Creek Section Twenty-Three, a subdivision of 13.964 acres out of the E.P. Everett Survey, A-387, Ft. Bend County, Texas; and recorded under Clerk's File No 2019096779 of the Real Property Records of Ft. Bend County, Texas; containing 50 lots and 4 reserves, or if not the owner then the owner has joined herein; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Fifteen (15) years of the date of the recording of the Declaration, which was recorded on February 19, 2007.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

1. Walnut Creek Section Twenty-Three is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.

2. Article VII, Section 1 (h) of the Declaration makes the Association responsible for fence maintenance on certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Walnut Creek Section Twenty-Three located on the common property lines listed below:

The common area fence on the side common property line of Lot 1 of Block 1 and Restricted Reserve "A", Walnut Creek Section Twenty-Three.

The common area fence on the side and rear common property line of Lots 7, 8 and 23 of Block 3 and Restricted Reserve "C", Walnut Creek Section Twenty-Three.

3. Article IX, Section 16 (a) of the Declaration defines the use and criteria of Walls and Fences:

As to the herein annexed Walnut Creek Section Twenty-Three:

The side and rear fence on the common property line of Lots 1 through 11 of Block 2 and Restricted Reserve "B", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

The rear fence on the common property line of Lots 1 and 2 of Block 4 and Restricted Reserve "D", shall be six feet (6') tall wood fence. The finish (good) side of the fence should face out toward public view.

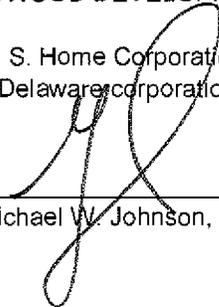
4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Walnut Creek Section Twenty-Three as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Walnut Creek Section Twenty-Three.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 12th day of March, 2020.

Declarant

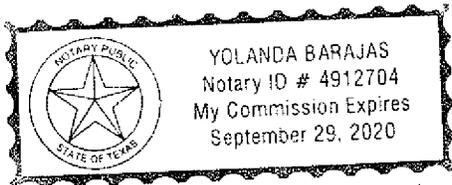
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, dba FRIENDSWOOD DEVELOPMENT COMPANY,

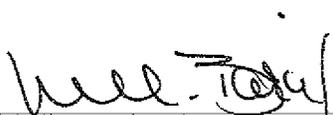
By: U. S. Home Corporation, a Delaware corporation, its General Partner

MR By: 
Michael W. Johnson, Vice President

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument is acknowledged before me on March 12, 2020, by Michael W. Johnson, Vice President of U. S. Home Corporation, a Delaware Corporation, General Partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, on behalf of said limited partnership.




Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
681 Greens Parkway, Suite 220
Houston, TX 77067-4526
Attn: Yolanda Barajas