

Dec 65 SB H
LOYD RUSSEL HOMES, L.P., owns the real Property defined in this Declaration. Declarant declares that the real Property (hereinafter defined) will be held, transferred, sold conveyed, leased, occupied, used, insured, and encumbered subject to the terms, covenants, conditions, restrictions and easements of this Declaration, which run with the real Property and bind all parties having or acquired any right, title, or interest in all or any part of the property, their heirs, personal representatives, successors, and assigns, and inure to the benefit of each owner of all of any part of property.

Articles I
Definitions

ACCOMMODATION RECORDING ONLY
NO TITLE INSURANCE POLICIES ISSUED
NO TITLE EXAMINATION PERFORMED

Definitions. Unless defined otherwise in this Declaration, the following words and phrases, whether or not capitalized, have specified meanings when used in this declaration, unless a different meaning is apparent from the context in which the word or phrase is used.

- 1.1 "Areas of Common Responsibility" means those portions of the Property that are designated in this Declaration to be maintained, repaired, and replaced by all the owners of the Property as a common expense, unless specifically designated to be maintained and replaced by less than all of the owners of the Property.
- 1.2 "Building" means one of the 2 structures comprising, which contain 3 total townhomes.
- 1.3 "Declarant" means Loyd Russel Homes, L.P., or its successor, which is developing the Property.
- 1.4 "Declaration" means this document, as it may be amended from time to time.
- 1.5 "Development Period" means that period of time during which the Property is being developed, constructed, expanded, or marketed, and extends from the date this Declaration is recorded until title to all of the Townhomes of the Property has been conveyed to owners other than Declarant.
- 1.6 "Lot" means one of the Lots, 1, 2, and 3 in Block (1), Inker Court, an addition in Harris County, Texas, according to the map or plat thereof recorded Film Code 581030 of the map records of Harris County, Texas. "Lots" means more than one lot. *W*
- 1.7 "Owner" means a holder of recorded fee simple title to one or more of the Lots of the Property. Declarant is the initial owner of all townhomes. Sellers under contracts for deed are owners. Mortgagees who acquire title to a townhome through a deed in lieu of foreclosure or through judicial or nonjudicial foreclosure are owners. Persons or entities having ownership interests merely as security for the performance of an obligation are not owners.
- 1.8 "Property" means the land comprised of Lots 1, 2, and 3 in Block (1), Inker Court, an addition in Harris County, Texas, according to the map or plat thereof recorded Film Code 581030 of the map records of Harris County, Texas, all of the other land subject to this Declaration, if any, and all improvements, easements, right, and appurtenances to the land.
- 1.9 "Resident" means an occupant of a townhome, regardless of whether the person owns the Townhome.
- 1.10 "Townhome" means that part of a building on a Lot separately owned by an owner.
- 1.11 "Unanimous" means the Owners of 3 out of 3 Lots. For voting purposes, if more than one person or entity owns a Lot, those persons or entities will be deemed to have one collective vote on matters under this Declaration requiring a vote. In the event multiple Owners of a Lot cannot agree on how their vote will be cast or refuse to cast a vote, they will be deemed to have assented to the action or inaction upon which a vote is taken.
- 1.12 "2/3 Majority" means the Owners of 2 out of 3 Lots. For voting purposes, if more than one person or entity owns a Lot, those persons or entities will be deemed to have one collective vote on matters under this Declaration requiring a vote. In the event multiple Owners of a Lot

cannot agree on how their vote will be cast, they will be deemed to have assented to the action or inaction upon which a vote is taken.

Article II

Property Subject To Declaration And Documents

- 2.1 Property – The name of the Property is Inker Court. The Property is located entirely in the City of Houston, Harris County, Texas.
- 2.2 Subject to Declaration and Documents – The Property is held, transferred, sold, conveyed, leased, occupied, used, insured, and encumbered subject to the terms, covenants, conditions, restrictions, liens, and easements of this Declaration, which run with the property, bind all parties having or acquired any right, title, or interest in all or any part of the Property, their heirs, personal representatives, successors, and assigns and inure to the benefit of each Owner of all or any part of the Property.
- 2.3 Any and all warranties represented by Declarant will not be altered, affected or canceled due to any word, sentence or paragraph in this document.

Article III

Townhomes and Areas of Common Responsibility

- 3.1 Representation of Size – Any statements, whether written or oral, made by Declarant or by anyone on Declarant's behalf, regarding the space contained within the Townhome, are estimates only, and may not be relied upon by any Owner or potential owner.
- 3.2 Initial Designations of Common Areas of Responsibility – The following portions of the Property are common areas of responsibility for which all Owners of Lots in Inker Court share pro rata responsibility, unless specifically designated to be the responsibility of only some Owners, in which events those Owners will share pro rata responsibility among themselves. The Areas of Common Responsibility will remain the same unless changed in accordance with terms of this Declaration. Regarding the following subsections a, b, c, d, e, f, g, and h, if all owners are not unanimous of opinion as to whether certain maintenance, inspection, repair or replacement is necessary, then 2/3 Majority of the owners will be required to proceed with such maintenance, inspection, repair or replacement. Each Owner's vote (as described in the definition of 2/3 Majority) must be cast within (30) days after written request by any owner for such a vote. In the event a 2/3 Majority agree to such maintenance, inspection, repair or replacement, then all Owners will be bound to pay their pro rata share, regardless of whether one Lot's Owners cast a dissenting vote. All votes must be in writing and signed by Lot Owners, but no particular form of request for a vote, or form of vote, is required. Owner who requested vote will collect the written and signed votes. All Lot Owners are to review the written and signed votes prior to any maintenance, inspection, repair or replacement will begin. See Article IV for color deviations of exterior maintenance.
 - a. Maintenance, inspection, repair and replacement, as necessary, of the entire roof of a Building due to normal wear and tear or due to catastrophic event. This item will be the pro rata responsibility of the Owners owning the Lots on which the Building requiring such maintenance, repair or replacement is located. Roof leaks or flooding problems only

affecting one townhome (and not caused by the act or omission of another Owner) are the sole responsibility of that Lot Owner.

- b. Maintenance, inspection, repair, and replacement, as necessary, of other roofing systems, gutters, and eaves of a Building due to normal wear and tear or due to catastrophic event. This item will be the pro rata responsibility of the Owners owning the lots on which is located the Building requiring such maintenance, repair or replacement.
- c. Maintenance, inspection, repair, and replacement, as necessary, of common downspouts and fences are the responsibility of the Owners of the two adjoining Lots on whose boundary line the downspout or fence is located.
- d. Maintenance, inspection, repair, and replacement, as necessary, of gutter and drainage systems are the responsibility of all the Owners of the Lots on which the gutter drain collects water.
- e. Maintenance, inspection, repair, and replacement, as necessary, of the structural aspects of any Lot's foundation. This item will be the pro rata responsibility of the Owners owning the Lots on which the Building is constructed requiring foundation maintenance, inspection, repair, or replacement. Surface and cosmetic cracks and spalling are the responsibility of the Lot Owner on whose part of the property such event occurs.
- f. Maintenance, inspection, repair, and replacement, as necessary, of the exterior of any Building due to normal wear and tear or due to catastrophic event, beginning at the point a material is affixed to a wall stud or supporting member. For clarification, this component does not include the wall stud or support, the wall cavity, or anything affixed to the interior side of the wall. If such maintenance, inspection, repair or replacement is specific to one Townhome only (and not caused by act or omission of another Owner) is the sole responsibility of that Owner.
- g. Maintenance, inspection, repair, and replacement, as necessary, of the shared private drive described in the Dedication of the Shared Common Area Agreement recorded under County Clerk's File No. Y542443, of Real Property Records of Harris County, Texas.
- h. Maintenance, inspection, repair, and replacement, as necessary, of the common private sewers described in the Dedication of Shared Common Area Agreement recorded under County Clerk's File No. Y542443, of Real Property Records of Harris County, Texas. Maintenance, inspection, repair, and replacement, as necessary, of a common private sewer are the responsibility of all of the Owners serviced by said sewer.

Article IV

Exterior Color Changes and Alterations

- 4.1 Purpose— Because the Townhomes are part of a single, unified community, during the Development Period the Declarant, and thereafter the Owners of the Property, have the right to regulate any change or alteration to the exterior color and preserve and enhance the Property's value and architectural harmony. One purpose of this Article is to promote and ensure the level of taste, design, quality, consistency and harmony by which the Property is developed, designed and maintained. Another purpose is to prevent color modifications, changes or

alterations that may be widely considered to be radical, curious, odd, bizarre, or peculiar in comparison to then existing exterior colors.

- 4.2 Responsibility of Exterior Colors— Any and all Exterior Colors cannot be changed or altered during the Development Period when performing maintenance, repair, or replacement to any exterior color described in Section 4.3 without the written approval of the Declarant. Subsequent to the Development Period, a Unanimous vote of all the owners is required to change or alter any exterior color described in Section 4.3. Each Owner's vote (as described in the definition of Unanimous) must be cast within (30) days after written request by any owner for such a vote. In the event a Unanimous vote agree to such Exterior Color Maintenance/change, then all Owners will be bound to pay their pro rata share. All votes must be in writing and signed by Lot Owners, but no particular form of request for a vote, or form of request for a vote, or form of vote, is required. Owner who requested a change or alteration in exterior color will collect the written and signed votes. All Lot Owners are to review the written and signed votes prior to the exterior color being changed or altered. Article IV only addresses exterior color changes or alterations.
- 4.3 The areas that are considered the responsibility of Exterior Color Changes and Alterations are stucco, siding, eaves, exterior trim, columns, vents, exterior hardware, glass, gutters, shingles, exterior wrought iron railing, mailboxes, exterior doors, windows, sidewalks, driveways, fence, exterior flooring (tile, slate, etc.), exterior caulking, exterior paint and drainage.

Article V

Maintenance and Repair Obligation

- 5.1 Areas of Common Responsibility – Certain parts of the Property have been designated as Areas of Common Responsibility to be maintained, inspected, repaired, and replaced by the Owners as a common expense. The initial designation of the Areas of Common Responsibility are reflected in section 3.2.
- 5.2 Owners Responsibility – Every Owner has the following responsibility and obligations for the maintenance, inspection, repair, and replacement of the Property. See Article IV for color deviations of exterior maintenance.
- a. To maintain, inspect, repair, and replace his/her Townhome, except any component designated as an Area of Common responsibility, in which event every Owner must bear his or her pro rata of responsibility as set for in this Declaration.
 - b. To landscape and maintain the Lot for his or her Townhome, including the fencing, gates, latches, and locks.
 - c. To keep his or her Townhome and Lot in a neat, clean, odorless, orderly, and attractive condition at all times.
 - d. To maintain, inspect, repair, and replace all portions of the Property for which he or she is responsible under this Declaration or by agreement with any other Owner(s).

- e. To not do any work or to fail to do any work, which (i) would materially jeopardize the soundness and safety of all or any part of the Property, (ii) reduce the value thereof, or (iii) impair any easement or appurtenance thereto.
 - f. To be responsible for his or her own willful or negligent acts and those of his or her, or the resident's family, guests, agents, employees, or contractors when those acts necessitate maintenance, inspection, repair, or replacement of the Areas of Common Responsibility, or the property of another Owner.
- 5.3 Townhome Foundation – Each Owner is solely responsible for the maintenance and repair of the foundation on his or her Townhome. If, however, a licensed structural engineer makes a bona fide determination that the failure to repair the foundation under one Townhome may adversely affect the other Townhome in the Building, then the cost of the foundation repair will be divided by the number of Townhomes in the Building, and the Owner of each of those Townhomes will pay equal share. If an Owner fails or refuses to pay his or her share of costs of repair of the foundation, the Owner advancing monies has a right to file a claim of lien for the monies advanced in the county's real property records, and has the right to foreclose the lien as if it were a mechanics lien. The right of an owner to contribution from another Owner under this Article is appurtenant to the land and passes to the Owner's successors in title.
- 5.4 Owner's Default in Maintenance – If an Owner has failed to properly discharged his or her obligation to maintain, inspect, repair, and replace items for which the Owner is responsible, any other Owner may give the defaulting Owner written notice of intent to provide the necessary maintenance at the defaulting Owner's expense. The notice must state, with reasonable particularity, the maintenance deemed necessary and a reasonable period of time in which to complete the work. If defaulting Owner fails or refuses to timely perform the maintenance, then the Owner providing the notice may do so at the defaulting Owner's expense, which is an individual obligation against the Owner and his or her Townhome. In case of an emergency, however, the responsibility to give Owner written notice may be waived and any other Owner may take any action he or she deems necessary to protect persons or property, the costs of the action being the expenses of the Owner whose property has been improved.

Article VI

Property Easements and Rights

- 6.1 General – In addition to other easements and rights established by the Documents, the Property is subject to the easements and rights contained in this Article.
- 6.2 Recorded Easements and Licenses – Each Owner acknowledges that he or she will request a copy of the recording data for each easement and licenses appurtenant to or included in the Property or to which any portion of the Property is or may become subject by reservation in this Declaration.
- 6.3 Owner's Easement of Enjoyment – Every Owner is granted a right and easement of enjoyment over the Areas of Common Responsibility and to use same, subject to other rights and easements contained in the Documents. An Owner may delegate this right of enjoyment to the residents of his or her Townhome.

- 6.4 Owner's Maintenance Easement – Every Owner is granted an easement over adjoining Townhomes for the maintenance or reconstruction of his or her Townhome, subject to the consent of the Owner of the adjoining Townhome, and provided the easement does not damage or materially interfere with the use of the adjoining Townhome. Requests for entry to an adjoining Townhome will be made in advance for a time reasonably convenient for the adjoining Owner, who may not unreasonably withhold consent. If an Owner damages an adjoining Townhome in exercising this easement, the Owner is obligated to restore the damaged property to its original condition, at his or her expense, within a reasonable period of time.
- 6.5 Lot Easement – Every Owner of a Lot is granted an easement over, under, and through every other Lot for the limited purpose of installing, inspecting, maintaining, and replacing wires, cables, conduit, and pipes, that serve his or her Lot, but only to the extent that use of this easement is reasonable and necessary. In the event of dispute during the Development Period, the Declarant, at its election, will determine in its absolute discretion whether the anticipated use of this easement is reasonable and necessary. Reciprocally, the Owner of a Lot that contain wires, cables, or pipes that serve one or more Lots has a duty to refrain from interfering with or damaging those items. This easement and reciprocal responsibility anticipates that the electrical meters for all the Townhomes in one Building may at some point in time be grouped at one end of the Building. It also anticipates that attic or roofline installations of wiring may be the most effective and least unsightly way of accommodating future needs for cable services or similar utilities. The procedures and liabilities of the preceding "Owners Maintenance Easement" apply to this Lot Easement.
- 6.6 Owner's Ingress/Egress Easement – Every Owner is granted a perpetual easement over the property, as may be reasonably required, for unrestricted ingress to and egress from his or her Townhome or the Areas of Common Responsibility.
- 6.7 Owner's Encroachment Easement – Every Owner is granted an easement for the existence and continuance of any encroachment by his or her Townhome on any adjoining Townhome now existing or which may come into existence hereafter, as a result of construction, repair, shifting, settlement, or movement of any portion of a building, or as a result of condemnation or eminent domain proceeding, so that the encroachment may remain undisturbed so long as the improvement stands.
- 6.8 Declarant's Access Easement – Declarant is granted an easement of access and entry into every Townhome and onto every Lot to perform warranty work, to enforce architectural and use restrictions, to respond to emergencies, and to perform any other duties required by this Declaration and the Documents.
- 6.9 Utility Easement – During the Development Period, the Declarant may grant permits, licenses, and easements over the Areas of Common Responsibility for utilities, roads, and other purposes necessary for the proper operation of the Property. A company or entity, public or private, furnishing utility service to the property is granted an easement over the Property for ingress, egress, meter reading, installation, maintenance, repair, or replacement of utility line and equipment, and to do anything else necessary to properly maintain and furnish utility service to the Property, provided, however, this easement may not be exercised without prior notice to the Owners of the townhomes affected. Utilities may include, but are not limited to, water, sewer, trash removal, electricity, gas, telephone, cable television, and security.

Article VII

Architectural Covenants and Restrictions

- 7.1 Purpose – Because the Townhomes are part of a single, unified community, during the Development Period the Declarant, and thereafter the Owners of the Property, have the right to regulate the exterior design, use, and preserve and enhance the Property's value and architectural harmony. One purpose of this Article is to promote and ensure the level of taste, design, quality, and harmony by which the Property is developed and maintained. Another purpose is to prevent improvements and modifications that may be widely considered to be radical, curious, odd, bizarre, or peculiar in comparison to then existing improvements. See Article IV for exterior color changes or alterations.
- 7.2 Architectural Harmony – During the Development Period, Declarant shall have sole discretion regarding regulation of the exterior design, use and appearance of the entire Property. Subsequent to the Development Period, a Unanimous vote of all the owners is required regarding the following subsections in paragraph 7.9 a, b, c, d, and e. All votes must be in writing and sign by Lot Owners, but no particular form of request for a vote, or form of vote, is required. Owner who requested vote will collect the written and signed votes. All Lot Owners are to review the written and signed votes and the outcome must be unanimous before any act in paragraph 7.9 shall begin.
- 7.3 Limits on Liability – During the Development Period, the Declarant has sole discretion with respect to taste, design, and all standards specified by this Article. Declarant shall have no liability for decisions made in good faith, and which are not arbitrary or capricious. The Declarant is not responsible for: (1) errors in or omissions from the plans and specifications submitted to the Declarant, (2) supervising construction for the Owner's compliance with approved plans and specifications, or (3) the compliance of the owner's plans and specifications with city codes and ordinances, county, state and federal law.
- 7.4 Prohibition of Construction, Alteration & Improvements – During the Development Period, without the Declarant's prior written approval, a person may not commence or continue any construction, alteration, addition, improvement, installation, modification, redecoration, or reconstruction of or to the exterior of any part of a Lot or Townhome on the Property, or do anything that affects the appearance, use, or structural integrity of the Property. During the Development Period, the Declarant has the right but not the duty to evaluate every aspect of construction and property use that may adversely affect the general value or appearance of the Property.
- 7.5 Declarant Approval – To request Declarant approval during the Development Period, an Owner must make written application and submit 2 identical sets of plans and specifications showing the nature, kind, shape, color, size, materials, and locations of the work to be performed. The Declarant will return one set of plans and specifications to the applicant marked with the Declarant's response, such as "Approved", "Denied", or "Submit Additional Information". The Declarant will retain one set of plans and specifications, together with the application, for the Declarant's files. All responses from the Declarant must be in writing, as no verbal responses will constitute either Approval or Denial.
- 7.6 During the Development Period, if the Declarant fails to respond in writing – negatively, affirmatively, or requesting information – within 60 days after the Declarant's actual receipt of

the Owner's application, the Owner's application is deemed approved as long as Owner verifies the Declarant did receive the request in writing for 60 days.

- 7.7 Building Permits – If the application is for work that requires a building permit from the city, the Owner must obtain the appropriate permit. The Declarant's approval of plans and specifications does not mean that they comply with the city's requirements and codes.
- 7.8 Prior Approval – Notwithstanding the foregoing, no permission or approval is required for work that strictly complies with guidelines, plans, specifications, or policies previously developed and approved for all Townhomes by the Declarant and still in effect at the time the work is initiated. Written approval for the specified improvements or alterations on certain Townhomes does not constitute approval for all Townhomes.
- 7.9 Prohibited Acts – The types of acts that may not be commenced during the Development Period without the Declarant's prior written approval include, but are not limited to the following. Please see paragraph 7.2 to determine procedure subsequent to the Development Period.
- a. Installation of a receiving or transmitting tower, ornamental iron or burglar bars, storm windows or doors, exterior lighting, storage shed, basketball goal, treehouse, free standing mailbox, trash can enclosure, patio cover, chimney, or skylight – if any are visible from another Townhome, a street, or the Areas of Common Responsibility.
 - b. Installation of equipment that may create a noisy annoyance, such as noise-producing security devices.
 - c. Installation of walls, screens, fences, gates, or carports.
 - d. Enclosure of patios, balconies, yards, or garages.
 - e. Installation of impermeable decking or other improvements that may interfere with the established drainage patterns.

Article VIII

Use Restrictions

- 8.1 Declarant's right to Promulgate Rules – During the Development Period only, the Declarant is granted the right to adopt, amend, repeal, and enforce reasonable Rules, and penalties for infractions thereof, regarding the occupancy, use, disposition, maintenance, appearance, and enjoyment of the Property.
- 8.2 Rules and Regulations – In addition to the restrictions contained in this Article, each Townhome is owned and occupied subject to the right of the Declarant during the Development Period to establish Rules, and penalties for infractions thereof, governing:
- a. Hazardous, illegal, or annoying materials or activities on the property.
 - b. Disposition of trash and control of vermin, termites, and pests.

- 8.3 Animal Restrictions—No animal, bird, fish, reptile, or insect of any kind may be kept, maintained, raised, or bred anywhere on the Property for any commercial purpose.
- 8.4 Annoyance—No Townhome or any part of the Areas of Common Responsibility may be used in any way that (1) may reasonably be considered annoying to neighbors, (2) may be calculated to reduce the desirability of the Property as a residential neighborhood, (3) may endanger the health or safety of residents, (4) may result in the cancellation of insurance on the buildings, or (5) will violate any law. During the Development Period, the Declarant has the sole authority to determine what constitutes an annoyance.
- 8.5 Appearance Restrictions—Both the exterior and interior of the Townhomes must be maintained in a manner so as not to be unsightly when viewed from the street or neighboring Townhomes. During the Development period, the Declarant in its absolute discretion will solely be responsible for deciding acceptable appearance standards.
- 8.6 Garbage and Recycle Bin Restrictions—Garbage and Recycle Bins must be kept in garage at all times except on collection days.
- 8.7 Drainage Restrictions—No person may interfere with established drainage pattern over any part of the Property unless an adequate alternative provision for proper drainage has been approved by (i) the Declarant during the Development Period, and (ii) thereafter by all applicable government authority.
- 8.8 Driveway—Sidewalks, driveways, and other passageways may not be used for any purpose that interferes with their ongoing use as routes of vehicular or pedestrian access. A driveway or common area may not be used (1) for storage purposes, including storage of boats, trailers and inoperable vehicles, (2) for repair or restoration of vehicles or (3) parking of unattended vehicles except for vehicles performing maintenance, inspection, repair, replacement or construction of any Townhome, Lot or Building. See 8.18 for definition of unattended vehicles.
- 8.9 Eviction of Tenants—Every lease agreement on a Townhome is subject to and is deemed to include the following provisions.
- a. Violation Constitutes Default—Failure by the tenant or his or her invitees to comply with this Declaration, the Documents, federal or state law, or local ordinance is deemed to be in default under the lease. When the Declarant (during the Development Period) or another Owner notifies an Owner of his or her tenant's violation, the Owner will promptly obtain his or her tenant's compliance or exercise his or her rights as a landlord for tenant's breach of lease. If the tenant's violation continues or is repeated, and if the Owner is unable, unwilling, or unavailable to obtain his or her tenant's compliance, then the Declarant (during the Development Period) or another Owner subsequent to the Development Period has the power and right to pursue the remedies of a landlord under the lease or state law for the default, including eviction of the tenant, subject to the terms of this section.
 - b. Declarant Not Liable for Damages—The Owner of a leased Townhome is liable to the Declarant or another Owner for any other expenses incurred by the Declarant or another Owner in connection with enforcement of this Declaration or the Documents against his or her tenant. The Declarant or another Owner is not liable to the Owner for any

damages, including lost rents, suffered by the Owner in relation to the enforcement of this Declaration of the Documents against the Owner's tenant.

- 8.10 Garage Restrictions – The original garage area of a Townhome may not be enclosed for any purpose that would prohibit the parking of operable vehicles therein. The automatic garage door opener for a Townhome is to be safely maintained by its Owner at all times.
- 8.11 Basketball Goals – During the Development Period, without the Declarant's prior written approval, basketball goals and other recreational or sporting equipment may not be attached, mounted, or installed in a front yard, on a driveway, in an unfenced portion of a yard, on a street side exterior portion of a Townhome, or on any part of the Areas of Common Responsibility.
- 8.12 Landscape Restrictions – No person may perform landscaping, planting or gardening anywhere upon the Property, except on his or her own Lot, without, during the Development Period, Declarant's prior written approval.
- 8.13 Lease Conditions – The leasing of Townhomes is subject to the following conditions: (1) no Townhome may be rented for transient or hotel purposes or for a period less than 8 days, (2) all leases must be in writing and must be made subject to the Declaration and the Documents, (3) an Owner is responsible for providing his or her tenant with copies of this Declaration and the Documents and notifying him or her of changes thereto, and (4) each tenant is subject to and must comply with all provisions of this Declaration and the Document's, and all federal and state laws and local ordinances.
- 8.14 Noise & Odor – A Resident must exercise reasonable care to avoid making or permitting to make loud, disturbing, or objectionable noises or noxious odors that are likely to disturb residents of neighboring Townhomes.
- 8.15 Specific Uses – Except for ingress and egress, the front yards, sidewalks, and driveways on the Property may not be used for any purpose that has not been authorized in writing by this Declaration.
- 8.16 Structural Integrity – No person may directly or indirectly impair the structural soundness or integrity of a Building or another Townhome, nor do any work that will impair an easement or any other part of the Property.
- 8.17 Television – Each resident of the Property will avoid doing or permitting anything to be done that may unreasonably interfere with the television, radio, telephone, microwave, cable, or satellite reception on the Property. No person may install the following equipment on the Areas of Common Responsibility or the exterior of buildings if it would be visible from a street or driveway; an antenna, microwave or satellite dish, receiving or transmitting tower, provided, however, that (1) reception-only TV antennas, (2) direct broadcast satellites that are one meter or less in diameter may be installed.
- 8.18 Vehicle Restrictions – All vehicles on the Property, whether owned or operated by the resident or their families and guests, are subject to this section and all Rules adopted during the Development Period by the Declarant. During the Development Period, the Declarant may prohibit any vehicles that it deems to be a nuisance, unsightly, or inappropriate. During the Development Period only, the Declarant may prohibit sales, storage, washing, repairs, or

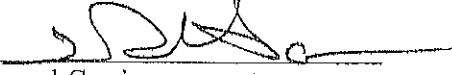
restorations of vehicles on the Property. Vehicles that transport inflammatory or explosive cargo or any illegal substances are prohibited from the property at all times. No vehicle may obstruct the flow of traffic, constitute a nuisance, or otherwise create a safety hazard on the Property at any time. During the Development Period, the Declarant may effect the removal of any vehicle in violation of this section or the Rules without liability to the Owner or operator of the vehicle. No unattended vehicle shall park in the driveway at anytime unless the vehicle is for maintaining, repairing, inspecting or constructing of any Townhome, Building or Lot. A vehicle shall be considered unattended if the vehicle has been parked for more than 10 minutes without a driver/owner in the vehicle.

Article IX General Provisions

- 9.1 Post-Development Period – Subsequent to the Development Period, in all instances where Declarant's approval would have been required if such instance had occurred during the Development Period, a unanimous vote of Owners will be required for approval instead of requiring Declarant's approval if the paragraph or article does not specifically identify how these approval's will be voted or processed subsequent to the Development Period.
- 9.2 Compliance – The Owners hereby covenant and agree that the Property will be maintained in accordance with the provisions of this Declaration and the Documents and all applicable laws, regulations, and ordinances, as same may be amended from time to time, of any governmental or quasi-governmental entity have jurisdiction over the Property.
- 9.3 Notice – All demands or other notices required to be sent to an Owner or resident by the terms of this Declaration will be sent by ordinary and certified mail, postage prepaid, to the party's last known address (during the Development Period, as it appears on the records of the Declarant at the time of mailing). If during the Development Period an Owner fails to give the Declarant an address for mailing notices, all notices may be sent to the Owner's Townhome, and the Owner is deemed to have been given notice whether or not he or she actually receives it.
- 9.4 Interpretation – Whenever used in this Declaration or the Documents, unless the context provides otherwise, a reference to a gender includes all genders. Similarly, a reference to the singular includes the plural, the plural the singular, where the same would be appropriate.
- 9.5 Duration – Unless terminated or amended by all Owners as permitted herein, the provisions of this Declaration run with and bind the Property, and will remain in effect perpetually to the extent permitted by law.

SIGNED on this 1st day of Sept, 2005

LOYD RUSSEL HOMES, L.P.

BY: 

L. Russel Garrison

Vice President of Loyd Development, LLC

General Partner of Loyd Russel Homes, L.P.



THE STATE OF TEXAS

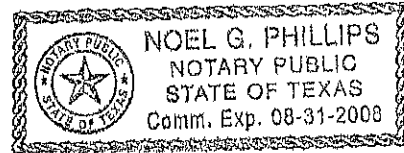
COUNTY OF HARRIS

This instrument was acknowledged before me on the 14th day of September, 2005, by L. Russel Garrison Vice President of Loyd Development, LLC, General Partner of Loyd Russel Homes, L.P.

NOTARY PUBLIC, STATE OF TEXAS

Subsequent to recording, return to:

Loyd Russel Homes, L.P.
1934 W. Gray, Suite 301
Houston, TX 77019



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

SEP 14 2005



Beverly D. Heyman

COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
2005 SEP 14 PM 12:47
Becky L. Phillips
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HARRIS

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Houston, Texas, this 11th day of March, 2005.

County Clerk

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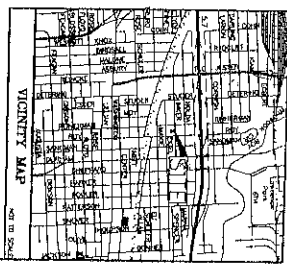
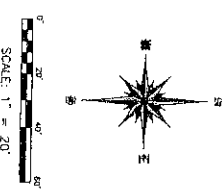
County Clerk

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Houston, Texas, this 11th day of March, 2005.

UT SITE AND COVERING TABLE

LOT NO.	LOT SIZE	ALSO COVERED (SQ. FT.)	COLUMN D
1	1.800	1,060	60%
2	1.800	1,060	60%
3	1.800	1,060	60%
4	1.800	1,060	60%
5	1.800	1,060	60%
6	1.800	1,060	60%
7	1.800	1,060	60%
8	1.800	1,060	60%
9	1.800	1,060	60%
10	1.800	1,060	60%
11	1.800	1,060	60%
12	1.800	1,060	60%
13	1.800	1,060	60%
14	1.800	1,060	60%
15	1.800	1,060	60%
16	1.800	1,060	60%
17	1.800	1,060	60%
18	1.800	1,060	60%
19	1.800	1,060	60%
20	1.800	1,060	60%
21	1.800	1,060	60%
22	1.800	1,060	60%
23	1.800	1,060	60%
24	1.800	1,060	60%
25	1.800	1,060	60%
26	1.800	1,060	60%
27	1.800	1,060	60%
28	1.800	1,060	60%
29	1.800	1,060	60%
30	1.800	1,060	60%
31	1.800	1,060	60%
32	1.800	1,060	60%
33	1.800	1,060	60%
34	1.800	1,060	60%
35	1.800	1,060	60%
36	1.800	1,060	60%
37	1.800	1,060	60%
38	1.800	1,060	60%
39	1.800	1,060	60%
40	1.800	1,060	60%
41	1.800	1,060	60%
42	1.800	1,060	60%
43	1.800	1,060	60%
44	1.800	1,060	60%
45	1.800	1,060	60%
46	1.800	1,060	60%
47	1.800	1,060	60%
48	1.800	1,060	60%
49	1.800	1,060	60%
50	1.800	1,060	60%
51	1.800	1,060	60%
52	1.800	1,060	60%
53	1.800	1,060	60%
54	1.800	1,060	60%
55	1.800	1,060	60%
56	1.800	1,060	60%
57	1.800	1,060	60%
58	1.800	1,060	60%
59	1.800	1,060	60%
60	1.800	1,060	60%
61	1.800	1,060	60%
62	1.800	1,060	60%
63	1.800	1,060	60%
64	1.800	1,060	60%
65	1.800	1,060	60%
66	1.800	1,060	60%
67	1.800	1,060	60%
68	1.800	1,060	60%
69	1.800	1,060	60%
70	1.800	1,060	60%
71	1.800	1,060	60%
72	1.800	1,060	60%
73	1.800	1,060	60%
74	1.800	1,060	60%
75	1.800	1,060	60%
76	1.800	1,060	60%
77	1.800	1,060	60%
78	1.800	1,060	60%
79	1.800	1,060	60%
80	1.800	1,060	60%
81	1.800	1,060	60%
82	1.800	1,060	60%
83	1.800	1,060	60%
84	1.800	1,060	60%
85	1.800	1,060	60%
86	1.800	1,060	60%
87	1.800	1,060	60%
88	1.800	1,060	60%
89	1.800	1,060	60%
90	1.800	1,060	60%
91	1.800	1,060	60%
92	1.800	1,060	60%
93	1.800	1,060	60%
94	1.800	1,060	60%
95	1.800	1,060	60%
96	1.800	1,060	60%
97	1.800	1,060	60%
98	1.800	1,060	60%
99	1.800	1,060	60%
100	1.800	1,060	60%

KEY MAP



INKEPER COURT

A SUBDIVISION OF 0.1148 ACRES OF LAND LOCATED IN THE
COUNTY OF HARRIS, TEXAS, BEING A REPLAT OF LOTS 42, 26
OF THE MAP RECORDED UNDER VOL. 42, PG. 26
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TO CREATE 3 SINGLE FAMILY LOTS

DATE: MARCH, 2005

OWNER: LORD RUSSEL, HOWES, L.P.

TOTAL SURVEYORS, INC.

A PROFESSIONAL LAND SURVEYING FIRM
2811 GUNTER STREET
HOUSTON, TEXAS 77056
281-473-9749

We, LOYD RUSSEL HOMES, L.P., a Texas Limited Partnership, acting by and through L. Russell Garrison, Vice President of Loyd Development, L.L.C., its general partner, hereinafter referred to as Owners of the 0.1148 acre tract described in the above and foregoing map of INKER COURT, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions and notices on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those already designated as private streets, or permanent access easements), alleys, paths, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on this land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional seven feet, six inches (7' 6") for ten feet (10' 0") perimeter ground easements of seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements. From a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements. From a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for some under the terms and conditions of such restrictions that appear hereon.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any specific lot(s) into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bays, creeks, gulches, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any time for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such planting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this plat does not pertain to, alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, LOYD RUSSEL HOMES, L.P., a Texas Limited Partnership, has caused this plat to be signed by L. Russell Garrison, Vice President of Loyd Development, L.L.C., its general partner, thereto authorized, this the 21st day of April, 2005.

LOYD RUSSEL HOMES, L.P.

By: L. Russell Garrison
L. Russell Garrison
Vice President, Loyd Development, L.L.C.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared L. Russell Garrison Vice President of Loyd Development, L.L.C., owners of INKER COURT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of April, 2005

Laura J. Murski
Notary Public in and for the State of Texas
Printed Name: Laura J. Murski
My Commission expires: 5-20-2005



I, Kevin K. Kold, am registered under the laws of the State of Texas to practice the profession of surveying and on this day certify that the above subdivision is true and correct was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, single points, points of curvature and other points of reference have been marked with iron or other suitable permanent metal pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet and that the plat boundary corners have been tied to the nearest street intersection and State Plane Coordinate System.

Kevin K. Kold
Surveyor Registration No. 8209



This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of INKER COURT, in conformance with the laws of the State of Texas and the Ordinance of the City of Houston as shown hereon and authorized the recording of this plat this 21st day of April, 2005.

By: Coral A. Lewis
Coral A. Lewis, Ph.D. or Mark A. Kikany
Chairman Vice-Chairman



I, Beverly B. Kaufman, Clerk of the County of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on May 5, 2005, at 1:00 o'clock, and duly recorded on May 6, 2005, at 1:15 o'clock, and in Film Code Number 581031 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

BEVERLY B. KAUFMAN

By: Edwina V. Mays
Edwina V. Mays
Deputy



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

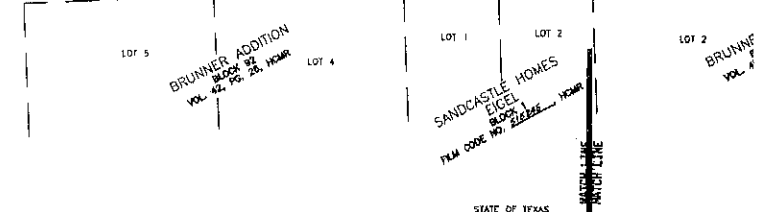
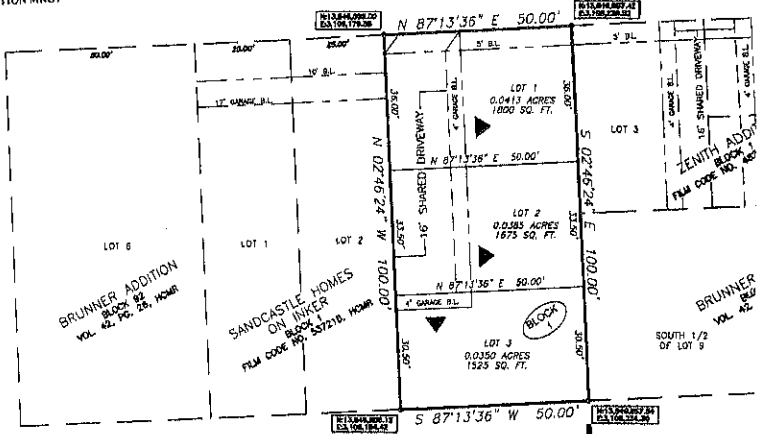
OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

581031

FILM CODE

INKER COURT

THIS IS PAGE 2 OF 4 PAGES
REDUCTION 20% CAMERA DESIGNATION M81



We, Central Bank, owner and holder of a lien against the property described in the plat known as INKER COURT, and ten being 0.1148 acres of the O.P.R.G.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien (or liens) and have not assigned the same nor any part thereof.

By: Joel Pearson
Joel Pearson
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Joel Pearson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Laura J. Murski
Notary Public in and for the State of Texas
My Commission expires: 5-20-2005

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of April, 2005
Laura J. Murski
Notary Public in and for the State of Texas
Printed Name: Laura J. Murski
My Commission expires: 5-20-2005

PLAT NOTES:

1. Lots 1-3, Block 1, are hereby restricted to single family residential purposes as defined by Chapter 42 (Ordinance 1999 - 262).
2. Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.
3. Unless otherwise indicated, the building lines (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
4. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
5. Lots 1 - 3, Block 1, are hereby denied direct driveway access to Inker Street.
6. Vehicular access to lots 1-3, Block 1 is provided for by a shared driveway only.
7. The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.
8. The number of single family residential dwelling units shall not exceed an equivalent density of 27 units per acre within the boundaries of this subdivision plat.
9. This subdivision contains one or more shared drives dedicated to or accepted by the City of Houston or its agency as public rights-of-way. The City of Houston does any other local government agency have any improve any shared driveways within the subdivision, sole responsibility of the owners of the property in this sub.
10. At least 150 square feet of permeable area is required for permeable area shall be provided within the 80
11. Any fence or wall up to 5 feet high shall be located the property line along the collector street or local street planted and maintained with landscaping.
12. All lots shall have adequate wastewater collection service.
13. ▲ denotes primary driveway access to each lot.
14. Building coverage limited to 60% of area of each lot.
15. All bearings are referenced to Texas State Plane N. Zone.

BRUNNER ADDITION
VOL. 42, PG. 26, HCMR

INKER STREET
(50' R.O.W.)
VOL. 42, PG. 26, HCMR

LOT SIZE AND COVERAGE TABLE

COLUMN A	COLUMN B	COLUMN C	COLUMN D
LOT NO.	LOT SIZE (SF)	BLDG COVERAGE (SF)	% COVERAGE (COL. C/COL. B)
1	1,800	1,080	60%
2	1,675	1,005	60%
3	1,525	915	60%

DWELLING UNIT DENSITY TABLE

COLUMN A	COLUMN B	COLUMN C
TOTAL NO. DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
3	0.1148	26.13

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

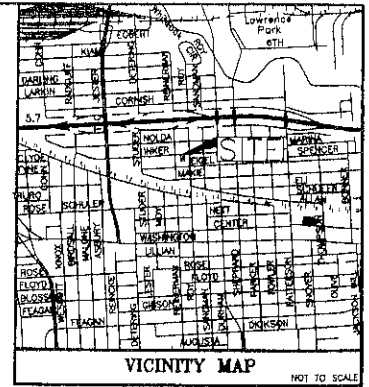
FILM CODE 581032

INKER COURT

THIS IS PAGE 3 OF 4 PAGES
REDUCTION 20% CAMERA DESIGNATION MRGI

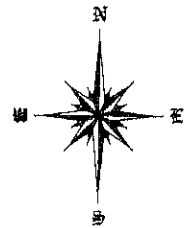
GENERAL NOTES

1. "U.E." INDICATES "UTILITY EASEMENT"
2. "B.L." INDICATES "BUILDING LINE"
3. "W.L.E." INDICATES "WATER LINE EASEMENT"
4. "W.M.E." INDICATES "WATER METER EASEMENT"
5. "F.H.E." INDICATES "FIRE HYDRANT EASEMENT"
6. "S.W.S.E." INDICATES "SANITARY SEWER EASEMENT"
7. "S.W.S.E." INDICATES "STORM SEWER EASEMENT"
8. "D.E." INDICATES "DRAINAGE EASEMENT"
9. "A.E." INDICATES "AERIAL EASEMENT"
10. "H.C.C.F." INDICATES "HARRIS COUNTY CLERK'S FILE"
11. "H.C.M.R." INDICATES "HARRIS COUNTY MAP RECORDS"
12. "H.C.D.R." INDICATES "HARRIS COUNTY DEED RECORDS"
13. "O.P.R.O.R.P." INDICATES "OFFICIAL PUBLIC RECORDS OF REAL PROPERTY"
14. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99999922.
15. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

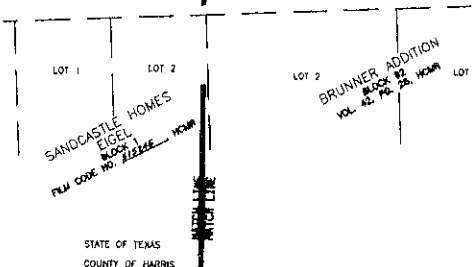
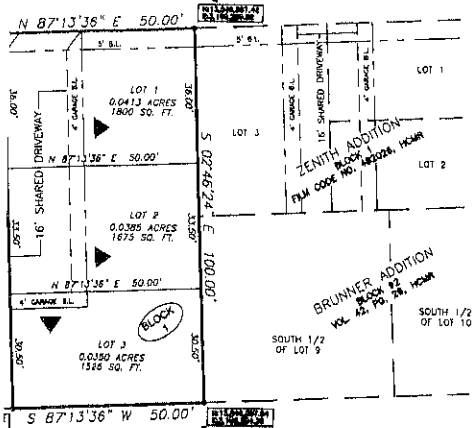


VICINITY MAP

NOT TO SCALE



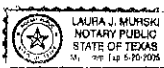
SCALE: 1" = 20'



STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John P. Russell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and on the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
21st day of April, 2005



Laura J. Murski
Notary Public in and for the State of Texas
Printed Name: Laura J. Murski
My Commission expires: 12-31-2006

8. The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
9. This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be sole responsibility of the owners of the property in this subdivision.
10. At least 150 square feet of permeable area is required per lot. 450 square feet of permeable area shall be provided within the boundary of this subdivision.
11. Any fence or wall up to 8 feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.
12. All lots shall have adequate wastewater collection service.
13. ▲ denotes primary driveway access to each lot.
14. Building coverage limited to 60% of area of each lot.
15. All bearings are referenced to Texas State Plane Coordinates South Central Zone.

INKER COURT

A SUBDIVISION OF 0.1148 ACRES OF LAND LOCATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 1, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING A REPLAT OF LOTS, BLOCK 92, BRUNNER ADDITION, AS RECORDED UNDER VOL. 42, PG. 26 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE 3 SINGLE FAMILY LOTS

SCALE: 1" = 20'
3 LOTS

DATE: MARCH, 2005
1 BLOCK

OWNER: LOYD RUSSEL HOMES, L.P.

TOTAL SURVEYORS, INC.

A PROFESSIONAL LAND SURVEYING COMPANY
4301 CENTER STREET
DEER PARK, TEXAS 77536
281-479-8719

RECORDED MEMORANDUM:
At the time of recording, the instrument was found to be inadequate for the best photographic reproduction because of illegibility, omissions or photo copy, discolored paper, etc. All blocks, additions and changes were printed in the form the instrument was filed and recorded.

TAX CERTIFICATE



TANYA F. ERIKSSON, TAC
HOUSTON INDEPENDENT SCHOOL DISTRICT TAX OFFICE
3433 WESLAYAN SUITE A100
HOUSTON, TEXAS 77027
(832) 485-3000

Issued To:

TOTAL SURVEYORS, INC
4301 CENTER STREET
DEER PARK, TX 77536

Fiduciary Number: 1091725

Legal Description:

LT 8 BLK 92

BRUNNER

Parcel Address: 5111 INKER ST
Legal Acres: .0000

Print Date: 04/18/2005
Paid Date:
Issue Date: 04/18/2005
Operator ID: MARYH

Account Number: 007-276-000-0008
Certificate No: 2740404
Certificate Fee: \$10.00
Parent No.

THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED
PROPERTY HAVE BEEN PAID TO HOUSTON INDEPENDENT SCHOOL DISTRICT TAX OFFICE UP TO AND INCLUDING THE YEAR
2004.

Exemptions:

HOMESTEAD

Certified Owner:

LOYD RUSSEL HOMES LP
1934 W GRAY ST STE 310
HOUSTON, TX 77019-4802

Certified Tax Unit(s):

1 HUSD

2004 Value:	\$60,700.00
2004 Levy:	\$536.62
2004 Levy Balance:	\$0.00
Delinquent Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A

Authorized By:

TANYA F. ERIKSSON, TAC
HOUSTON INDEPENDENT SCHOOL DISTRICT TAX OFFICE
(832) 485-3000

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

581033

FILM CODE

INKER COURT

THIS IS PAGE 4 OF 4 PAGES
REDUCTION 12X CAMERA DESIGNATION MRC1



Paul Bettencourt

Harris County Tax Assessor - Collector

No. 321641

April 25, 2005

Tax Certificate

Account 007-276-000-0008
LOYD RUSSEL HOMES LP
LT 8 BLK 92
BRUNNER

I hereby certify that the tax records of Harris County show taxes paid through 2004 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE \$10.00

Paul Bettencourt

By

Esperanza Moya