



DECLARATION OF RESTRICTIVE COVENANTS

File No.: 1615704498

THIS DECLARATION OF RESTRICTIVE COVENANTS (hereinafter "Declaration") is made by **MHI PARTNERSHIP, LTD.** (hereinafter "Declarant"), a Texas limited partnership, as follows:

RECITALS

- A. Property Address: 2707 Rainflower Meadow Lane
Katy, TX 77494
(hereinafter "Property" consisting of the real property and all improvements thereon).
- B. Seller: MHI Partnership, Ltd.
(hereinafter "Seller").
- C. Buyer(s): Ye Chen and Chong Zheng
(hereinafter collectively, "Buyer" whether one or more).
- D. Legal Description:
Lot Thirteen (13), in Block Two (2), of AVALON AT SPRING GREEN SECTION THREE (3), an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in/under Plat No. 20160024 of the Plat Records of Fort Bend County, Texas.
(include applicable lot, block, subdivision, section and county).
- E. Closing Date: May 15, 2017
(hereinafter "Closing Date").
- F. On the Closing Date, Seller sold and conveyed the Property to Buyer.
- G. The contract through which Buyer purchased the Property from Seller ("Contract") contains certain arbitration, jury waiver and attorney's fee provisions which shall run with the land.
- H. Declarant makes this Declaration for the purpose of subjecting the Property to one or more restrictive covenants as more particularly described below. Buyer joins herein solely to evidence Buyer's acceptance of the Property subject to this Declaration and Buyer's agreement to the terms and conditions hereof.

NOW, THEREFORE, Declarant hereby subjects the Property to the covenants, conditions and restrictions more particularly described below.

DECLARATION

1. Recitals. The Recitals set forth above are incorporated herein as a substantive part of this