



Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas
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LAKES OF SAVANNAH NORTH COMMUNITY ASSOCIATION, INC.

**CORRECTION SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FENCE LOCATIONS STEWART HEIGHTS SECTION SIXTEEN**

This Correction to the Supplementary Declaration of Covenants, Conditions and Restrictions Fence Locations Stewart Heights Section Sixteen is made in place of, and to correct error in an instrument recorded under Clerk's File No. 2021022582 in the Real Property Records of Fort Bend County, Texas. This Correction Supplementary Declaration of Covenants, Conditions and Restrictions is made by Declarant to correct, specifically and limited to the Property and is effective February 10, 2021, and in all other respects confirms the former instrument. The Supplementary Declaration of Covenants, Conditions and Restrictions effective February 10, 2021, incorrectly was inadvertently executed by the wrong entity, Lennar Homes of Texas Land and Construction, Ltd.

STATE OF TEXAS

COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS THAT

WHEREAS, under date of August 14, 2014, SAVANNAH DEVELOPMENT, LTD., a Texas limited partnership ("Declarant"), recorded that certain Declaration of Covenants, Conditions and Restrictions for Lakes of Savannah North under Clerk's File No. 2014034554 of the Real Property Records of Brazoria County, Texas (the "Declaration"); and

WHEREAS, Declarant also recorded the Declaration on November 4, 2020, under Clerk's File No. 2020155652 of the Real Property Records of Fort Bend County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Lakes of Savannah North 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 twenty-five (25) years of the date of the recording of the Declaration; and

WHEREAS, the land platted as Stewart Heights Section Sixteen, a subdivision of 20.264 acres out of the A. B. Langermann Survey, A-456, and the Manuel Escalera Survey, A-170, Fort Bend County; recorded under Clerk's File No. 2020138399 of the Official Records of Real Property for Fort Bend County, containing 82 lots, 3 reserves and 3 blocks that are part of the Association; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within twenty-five (25) years of the date of the recording of the Declaration, which was recorded on August 14, 2014 in Brazoria County, Texas and November 4, 2020 in Fort Bend County, Texas.

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

1. Stewart Heights Section Sixteen is hereby 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 they had been named and described in the Declaration.
2. Pursuant to Article VIII, Section 1(h) of the Declaration, Declarant 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 Stewart Heights Section Sixteen, located on the common property lines listed below:

The common area fence on the side and rear common property line of Lots 1 through 11, 2.74' rear south of Lot 26 of Block 1, along Restricted Reserve "A", Stewart Heights Section Sixteen.

The common area fence on the rear common property line of Lots 13 through 15 of Block 2, along Restricted Reserve "B", Stewart Heights Section Sixteen.