

99102953

6-Dec-99

DECLARATION
OF
COVENANTS, CONDITIONS AND
RESTRICTIONS

BENTWATER SECTION 75

Please Return To:

Bentwater on the North Shore, Ltd.
17210 West FM 1097
Montgomery, Texas 77356

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS

COUNTY OF MONTGOMERY
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Identification Number as stamped thereon, I hereby certify



MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

Mark Turnbull
DEPUTY

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MONTGOMERY COUNTY, TEXAS



Phillie Reed
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MONTGOMERY COUNTY TEXAS
BY *Wanda Reed*
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MARK TURBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

Shirley Hood
DEPUTY

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
BENTWATER SECTION 75
THE STATE OF TEXAS)
COUNTY OF MONTGOMERY)
KNOW ALL MEN BY THESE PRESENTS:

This Declaration of Covenants, Conditions and Restrictions for Bentwater, Section 75 ("the Declaration") is made on the date hereinafter set forth by Bentwater on the North Shore, Ltd., a Texas Limited Partnership, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of that certain property known as BENTWATER, SECTION 75, a subdivision according to the plat of said Subdivision recorded in the office of the County Clerk of Montgomery County, Texas on the 23rd day of July, 1999, ("Plat") after having been approved as provided by law, and being recorded in Cabinet M, Sheets 114 - 115 of the Map Records of Montgomery County, Texas (sometimes herein referred to as the "Property" or "Subdivision"), and

WHEREAS, it is the desire of Declarant to place certain restrictions, easements, covenants, conditions, stipulations and reservations (herein sometimes referred to as the "Restrictions") upon and against such Property in order to establish a uniform plan for the development, improvement and sale of the Property, and to insure the preservation of such uniform plan for the benefit of both the present and future owners of lots in said Subdivision.

NOW, THEREFORE, Declarant hereby adopts, establishes and imposes upon BENTWATER, Section 75, and declares the following reservations, easements, restrictions, covenants and conditions applicable thereto, all of which are for the purposes of enhancing and protecting the value, desirability and attractiveness of said Property, which Restrictions shall run with said Property and title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof except that no part of this Declaration shall be deemed to apply in any manner to the areas within the Subdivision identified or platted as Unrestricted Reserve "A" in the Plat or to apply in any manner to the areas not included in the boundaries of said Plat. Declarant also declares that this Subdivision shall be subject to the jurisdiction of the "Association" (as hereinafter defined).

ARTICLE I
DEFINITIONS

Section 1.01 - "Annexable Area" shall mean and refer to any additional property made subject to the jurisdiction of the Association pursuant to the provisions set forth herein, including, without limitation, any property adjacent to or in the proximity of the Property.

Section 1.02 - "Association" shall mean and refer to the Bentwater Property Owners Association, Inc., a Texas non-profit corporation and its successors and assigns.

Section 1.03 - "Bentwater" shall mean and refer to this Subdivision and any other sections of Bentwater hereafter made subject to the jurisdiction of the Association.

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MAK TURUBULL

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



Shirley D. Cook
DEPUTY

Section 1.04 - "Bentwater Yacht & Country Club" shall mean and refer to the yacht and country club owned and operated by the Bentwater Yacht & Country Club, Ltd., and its successors and assigns (hereinafter referred to as the "BYCC").

Section 1.05 - "Board of Trustees" shall mean and refer to the Board of Trustees of the Association.

Section 1.06 - "Builders" shall mean and refer to persons or entities that purchase Lots and build homes thereon for third-party purchasers.

Section 1.07 - "Common Area" shall mean all real property (including the improvements thereto) within the Subdivision owned by the Association for the common use and enjoyment of the Owners and/or any other real property and improvements, including, but not limited to, private roads and streets, parks, open spaces, lakes, lake road crossings, dams, greenbelt areas and other facilities within the Common Area to which the Owners may hereafter become entitled to use.

Section 1.08 - "Contractor" shall mean and refer to the person or entity with whom an Owner contracts to construct a residential dwelling or other improvements on such Owner's Lot.

Section 1.09 - "Declarant" shall mean and refer to Bentwater on the North Shore, Ltd. and its successors and assigns.

Section 1.10 - "Golf Course" shall mean and refer to the golf course(s) owned and operated by the BYCC.

Section 1.11 - "Lake" shall mean and refer to Lake Conroe.

Section 1.12 - "Lot" shall mean and refer to any plot of land identified as a lot or homsite on the plat of the Subdivision. For purposes of this instrument, "Lot" shall not be deemed to include any portion of any "Reserves" or "Unrestricted Reserves" (defined as the Reserves and Unrestricted Reserves shown on the Plat) in the Subdivision, regardless of the use made of such area.

Section 1.13 - "Member" shall mean and refer to every person or entity who holds a membership in the Association.

Section 1.14 - "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot that is a part of the Subdivision, including (i) contract sellers (a seller under a contract for deed), but excluding those having such interest merely as security for the performance of an obligation, (ii) Declarant (except as otherwise provided herein), and (iii) Builders.

Section 1.15 - "River Authority" shall mean and refer to the San Jacinto River Authority ("SJRA").

Section 1.16 - "Utility District" shall mean and refer to the Montgomery County Municipal Utility District No. 18.

Section 1.17 - "Neighborhood Lot" shall mean and refer to all lots in Section 75 excluding Block 1, Lot 1 and Block 2, Lots 1 & 2 which lots are subject to a Neighborhood Assessment and a Property Owners Association Maintenance Charge as set out in this Declaration. Neighborhood Lots are sometimes referred to as Court Yard Lots in this Declaration.

Section 1.18 - "Neighborhood Assessments" All Neighborhood Lots in Section 75 shall be subject to this additional assessment. Said Neighborhood Assessments shall be charged, collected and utilized as set forth in Article VI and VII of this Declaration.

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in my office and preserved on Microfilm, and hereby certify
its accuracy.
MARK TUBERVILLE



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

BY *Mark Tuberville*
COUNTY CLERK

Section 1.19 - "Zero Setback Line" or "Zero Building Line" shall mean and refer to the side Lot line on which the wall of any improvement (including a garage) constructed thereon may abut, as approved in writing by Declarant pursuant to (i) Exhibit "C" attached hereto and made part hereof for all purposes, as said exhibit may be amended from time to time by the Declarant without the necessity of the joinder of any other person or entity or (ii) a recordable instrument executed by the Declarant prior to the Transfer Date or by the Committee subsequent to the Transfer Date. Declarant, prior to the Transfer Date and the Committee, subsequent to the Transfer Date, expressly reserve the right to change the existing Zero Setback Line with respect to any Lot or establish a Zero Setback Line for any Lot, in the manner described in (i) or (ii) above, without incurring any liability to any Owner as a result of such change or establishment of a Zero Setback Line.

ARTICLE II

RESERVATIONS, EXCEPTIONS AND DEDICATIONS

Section 2.01 - Recorded Subdivision Map of the Property. The Plat of the Subdivision dedicates for use as such, subject to the limitations as set forth therein, the private roads and streets and easements shown thereon. The Plat further establishes certain restrictions applicable to the Property. All dedications, restrictions and reservations created herein or shown on the Plat, replats or amendments of the Plat of the Subdivision recorded or hereafter recorded shall be incorporated herein and made a part hereof as if fully set forth herein, and shall be construed as being included in each contract, deed, or conveyance executed or to be executed by or on behalf of Declarant, conveying said Property or any part thereof whether specifically referred to therein or not.

Section 2.02 - Easements. Declarant reserves for public use the utility easements shown on the Plat or that have been of hereafter may be created by separate instrument recorded in the Real Property Records of Montgomery County, Texas, for the purpose of constructing, maintaining and repairing a system or systems of electric lighting, electric power, telegraph and telephone line or lines, gas lines, sewers, water lines, storm drainage (surface or underground), cable television, or any other utility the Declarant sees fit to install in, across and/or under the Property. All utility easements in the Subdivision may be used for the construction of drainage swales in order to provide for improved surface drainage of the Reserves, Common Area and/or Lots. Notwithstanding anything to the contrary contained in this Section 2.02, no sewers, electrical lines, water lines, cable television, or other utilities may be installed on said Property except as approved in writing by the Declarant. Should any utility company furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, Declarant, without the joinder of any other Owner, shall have the right to grant such easement on said Property without conflicting with the terms hereof. Any utility company serving the Subdivision and/or the Utility District shall have the right to enter upon any utility easement for the purpose of installation, repair and maintenance of their respective facilities. **Neither Declarant, nor any utility company using the easements herein referred to, shall be liable for any damage done by them or their assigns, agents, employees, or servants, even if done negligently on the Property covered by said easements.**

The Association may use each of the two (2) 30 foot (+/-) wide drainage easements (DE) and utility easements (UE) for irrigation and landscaping, maintenance of irrigation and landscaping or other purposes so long as such use does not interfere with the use of these easements for drainage or other utility use, however only such signage as approved by the Declarant shall be placed upon such drainage easements.

Section 2.03 - Title Subject to Easements. It is expressly agreed and understood that the title conveyed by Declarant to any of the Lots by contract for deed or other conveyance shall be subject to any easement affecting same for roadways or drainage, water lines, gas, sewer, storm sewer, electric lighting, electric power, telegraph or telephone purposes and any other easement hereafter granted abutting the Lots. The

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MONTGOMERY COUNTY, TEXAS



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

Owners of the respective Lots shall not be deemed to own pipes, wires, conduits or other service lines running through their Lots that are utilized for or service other Lots, but each Owner shall have an easement in and to the aforesaid facilities as shall be necessary for the use, maintenance and enjoyment of his or her Lot.

Section 2.04 - Utility Easements.

(a) A ten foot (10') utility easement has been dedicated along the front of all Lots, and along the side Lot line adjacent to the street right-of-ways of all corner Lots, except as otherwise indicated on the Plat.

(b) Other ground and aerial easements have been dedicated in accordance with the Plat and by separate recorded easement documents.

(c) No building shall be located over, under, upon or across any portion of any utility easement; however, the Owner of each Lot shall have the right to construct, keep and maintain concrete drives and similar improvements across the utility easement along the front of the Lot and/or along the side of corner Lots adjacent to street right-of-ways and shall be entitled to cross such easements at all times for purposes of gaining access to and from such Lots.

(d) With the prior approval of the Committee, the Owner of each Lot also shall have the right to construct, keep and maintain driveways, walkways, steps and air conditioning units and equipment over, across or upon any utility easement along the side of such Lots (the "Side Lot Utility Easement") (other than along any Side Lot Utility Easement that is adjacent to a street right-of-way) and shall be entitled, at all times, to cross, have access to and use the improvements located thereon. However, any such improvements placed upon such Side Lot Utility Easement by the Owner shall be constructed, maintained and used at Owner's risk and, as such, the Owner of each Lot subject to said Side Lot Utility Easements shall be responsible for (i) any and all repairs to the driveways, walkways, steps and air conditioning units and equipment that cross or are located upon such Side Lot Utility Easements and (ii) repairing any damage to said improvements caused by the Utility District or any public utility in the course of installing, operating, maintaining, repairing, or removing its facilities located within the Side Lot Utility Easements.

(e) The Owner of each Lot shall indemnify and hold harmless Declarant, the Utility District and public utility companies having facilities located over, on, across or under utility easements from any loss, expense, suit or demand resulting from death, injuries to persons or damage to property in any way occurring, incident to, arising out of or in connection with said Owner's installation, maintenance, repair or removal of any permitted improvements located within utility easements, including where such death, injury or damage is caused or alleged to be caused by the negligence of such public utility or the Declarant, their employees, officers, contractors, or agents.

(f) In no event shall any owner construct, maintain or use any of the above-described improvements or any other improvements within any utility easements located along the rear of such Owner's Lot.

(g) In addition to the utility easements shown on the recorded Plat, there is hereby dedicated a five foot (5') wide electric service utility easement, extending from the surface of the ground downward, and said easement being two and one-half feet (2 1/2') on each side of underground electric service lines as now or hereafter constructed will extend along the route selected by Entergy/Gulf States Utilities Company from Entergy/Gulf States Utilities Company's distribution facilities to the electric meter when and as located upon Lots and Reserves in the Subdivision. Entergy/Gulf States Utilities Company shall have the right to excavate said Lot easement strip and to remove objects, structures, growth or protrusions thereon.

Section 2.05 - Road and Street Easements. The roads and streets in this Subdivision are not dedicated to the public, but shall be conveyed to the Association

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COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



Mark Turbidull

and operated as privately owned streets by the Association with each Owner having an easement for the use and benefit of such Owner of a Lot fronting thereon or adjacent thereto, which easements shall include rights of ingress, egress and passage over and along said streets in favor of the Declarant, the Association, the Owners and their respective legal representatives, successors and assigns, guests, invitees, licensees, designees and the successors-in-title to each Lot Owner and in favor of the invitees and designees of each successors-in-title to each Lot Owner, but not in favor of the public.

Subject to the terms and conditions of this Section 2.05, the privately owned roads and streets in this Subdivision as shown on the Plat are hereby dedicated as utility easements strictly for the purpose of constructing, operating, maintaining or repairing a system(s) of electric lighting, electrical power, telegraph and telephone lines, gas lines, sewers, water lines, storm drainage (surface or underground), cable television, or any other utilities that the Declarant sees fit to install (or permit to be installed) in, across and/or under the Property. The dedication of the privately owned roads and streets as utility easements shall not affect the Association's operation of the roads and streets in this Subdivision as privately owned roads and streets, as set forth above in this Section 2.05.

Notwithstanding the Association's operation of the roads and streets in the Subdivision as privately owned streets, Declarant hereby grants to Law enforcement agencies and officers of Montgomery County and the State of Texas, other governmental law enforcement bodies, fire department officials and fire protection personnel, vehicles and equipment, ambulances, school buses, Montgomery County officials and personnel and other governmental officials and personnel rights of ingress and egress and passage over and along said privately owned roads and streets of the Subdivision in connection with the performance of such individual's or entity's official functions. Declarant reserves the right to grant access to other individuals or entities.

Section 2.06 - Court Yard Lots Access to Zero Setback Line Easement. All Court Yard Lots adjacent to Lots with improvements (including the garage) situated on the Zero Setback Line, as permitted hereunder or by the Declarant or Committee, as applicable, shall be subject to a seven (7) foot access easement for the construction, repair and maintenance of improvements located upon any adjacent Lot where said improvements are located on the Zero Setback Line of such adjacent Lot. The Zero Setback Line Owner must replace fencing, landscaping or other items on the adjoining Lot that the Zero Setback Line Owner disturbs as a result of such construction, repair or maintenance. Additionally, this easement when used, must be left clean and unobstructed unless the easement is actively being utilized and any items removed must be replaced. The Zero Setback Line Owner must notify the Owner of the adjacent Lot of his intent to do any construction, repair or maintenance upon the Zero Setback Line at least twenty-four (24) hours before any work is started. The hours that such access easement may be utilized are restricted to between the hours of 8:00 o'clock a.m. and 5:00 o'clock p.m. Monday through Friday and 9:00 o'clock a.m. and 6:00 o'clock p.m. on Saturdays (except in the case of an emergency, as to which no notice need be given and repairs or maintenance can be performed at any necessary time.)

In the event a residence (including attached garage) is constructed in such a manner so as part of the residence (including attached garage) is situated or located on the Zero Setback Line and part of the residence (including attached garage) is situated or located less than seven (7) feet from the Zero Setback Line, the lot adjacent to the Zero Setback Line shall be subject to a seven (7) foot access easement for the construction, repair and maintenance of improvements as provided in this Section 2.06 above as if the entirety of the residence improvements (including attached garage) was situated or located on the Zero Setback Line.

Subject to the use limitations described in this Section 2.06, each Owner of a Lot in the Subdivision agrees for himself, his heirs, assigns or successors in interest that he will permit free access over and across such Owner's Lot by Owners of adjoining Lots, when such access is essential for the maintenance of drainage facilities, when such access is essential during and in connection with the construction of improvements on

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MARK TURNBULL

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



By *Mark Turnbull* CLERK

adjacent property, and when such access is necessary to make repairs and/or provide maintenance on the house or building on adjacent property.

Section 2.07 - Court Yard Lots Eave Overhang Easement. Owners of each Court Yard Lot shall have and are hereby granted, a two and one-half (2-1/2) foot wide aerial overhang easement commencing ten (10) feet above the ground and extending upward within the side building setback line of the adjacent Lot and extending upward contiguous to the Zero Building Line of the Lot benefiting from said easement being easement may be used for the eave overhang of the side of the dwelling situated upon the Zero Building Line provided said eave shall be required to have a gutter that must drain into the Lot upon which the dwelling is situated. The eave shall not extend more than two (2) feet into the side building setback line of the adjacent Lot and the gutter shall not extend more than an additional six (6) inches into the side building and setback line of the adjacent Lot for a combined total of a two and one-half (2-1/2) foot eave and gutter overhang or extension into the side building setback line of the adjacent Lot.

Section 2.08 Court Yard Lots Bell Bottom Foundation Easement. Owners of each Court Yard Lot shall have and are hereby granted, a five foot (5') underground easement, extending five feet (5') into the side building setback line of the adjacent Lot with said easement being contiguous to the Zero Building Line of the Lot benefiting from said easement. Said underground easement shall be used solely for the installation, construction and maintenance of underground bell bottoms, if used, in conjunction with the installation of a residential foundation.

ARTICLE III USE RESTRICTIONS

Section 3.01 - Single-Family Residential Construction. No building shall be erected, altered, or permitted to remain on any Lot other than one detached, single-family dwelling used for residential purposes only and except as otherwise provided in the Architectural Control Guidelines for Court Yard Lots, shall not exceed two (2) stories in height and a private garage (or other approved covered parking facility) and other bona fide servant's quarters. The servant's quarter's structure and garage may not exceed the main dwelling in height or number of stories.

Occupancy shall be limited to one (1) family, which shall be defined as any number of persons related by blood, adoption or marriage living with not more than one (1) person who is not so related as a single household unit, or no more than two (2) persons who are not so related living together as a single household unit. It is not the intent of the Declarant to exclude any individual from a dwelling who is authorized to so remain by any state or federal law. If it is found that this section, or any other section, of the Declaration is in violation of any law, then the prohibited section shall be interpreted to be as restrictive as possible to preserve as much of the original section as allowed by law.

Any garage located on a Lot abutting the golf course or located upon a Court Yard Lot must be attached to the main residence and must not be nearer to the Lot line than the building setback line as set out for the residence and attached garage in Section 3.05. Each residence shall have a fully enclosed garage for not less than two (2) cars, which garage is available for parking automobiles at all times without any modification being made to the interior of said garage.

As used herein, the term "residential purposes" shall be construed to prohibit mobile homes or trailers being placed on said Lots, or the use of said Lots for duplex houses, condominiums, townhouses, garage apartments, or apartment houses. No Lot shall be used for business, educational, church or professional purposes of any kind whatsoever, nor for any commercial or manufacturing purposes whether for profit or not.

Except as otherwise provided in Section 3.22, no portable or permanent buildings of any type or character shall be moved or placed upon any Lot. Buildings of every type

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COUNTY CLERK

MONTGOMERY COUNTY, TEXAS

Mark Turabelli
CLERK



and character, whether attached to or detached from the main residential structure or garage constructed on the Lots, must be approved by the Committee prior to the commencement of the construction of such buildings.

All attached garages located on Golf Estate Lots or Country Estate Lots shall open to the side or to the rear of the Lot upon which such garage is built, except that a garage may open to the front of the Lot if the front of the garage is set back at least fifteen (15) feet from the front of the heated/air conditioned portion of the main dwelling. The fifteen (15) foot measurement should be so that no portion of the garage is less than fifteen (15) feet from the portion of the front of the main dwelling which is furthest from the front property line, unless otherwise approved by the Committee.

Architectural Control Guidelines ("Guidelines") for Court Yard Lots have been established so as to provide additional guidelines concerning the Architectural Style as well as Construction Characteristics and all materials used in a residence located upon Court Yard Lots. All house construction must conform to these Architectural Control Guidelines as such guidelines may be amended from time to time by the Committee. The Committee shall have sole authority to change or amend such Architectural Control Guidelines without the joinder of any other persons and when such Guidelines have been amended they shall be effective for all subsequently submitted plans for consideration by the Committee.

Section 3.02 - Designation of Lot Types.

- (a) Court Yard Lots: Block 1, Lots Two (2) through Seven (7) and Block 2, Lots Three (3) through Twelve (12).
- (b) Golf Estate Lots: Block 2, Lot One (1) and Two (2).
- (c) Country Estate Lots: Block 1, Lot One (1).

Section 3.03 - Composite Building Site. Any Owner of one or more adjoining Lots (or portions thereof) facing the same street or right of way may, with the prior written approval of the Committee, consolidate such Lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting site. If such consolidation is approved, the side setback lines shall be measured from the resulting side property lines rather than from the Lot lines as indicated on the Plat. Any such composite building site must have a frontage at the building setback line of not less than the minimum frontage of all Lots in the same block unless otherwise approved by the Committee. In addition, the Side Lot Utility Easement must be abandoned or released in accordance with applicable law and at the expense and obligation of the Owner. Upon such abandonment or release and upon the receipt of written approval of the Committee, such resulting composite building sites shall thereupon be regarded as one (1) "Lot" for all purposes hereunder, until such time as the Lots are separated in any manner. Any such composite building site (or building site resulting from the remainder of one or more Lots having been consolidated into a composite building site) must contain not less than 7,800 square feet in area for Court Yard Lots and not less than 11,200 square feet for Golf Estate and Country Estate Lots.

Section 3.04 - Minimum Square Footage Within Improvements. The minimum living area of the main residential structure located on any Lot, exclusive of porches, garages and/or parking facilities, shall be as follows:

- (a) Court Yard Lots: Minimum living area shall be as set forth in the Guidelines.
- (b) Golf Estate Lots: Minimum living area shall be not less than 2,200 square feet for a one-story dwelling and 2,500 square feet for a two-story dwelling.

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BY *Shirley D. Poole* DEPUTY

(c) Country Estate Lots: Minimum living area shall be not less than 2,200 square feet for a one-story dwelling and 2,500 square feet for a two-story dwelling.

Section 3.05 - Location of the Improvements upon the Lot. Except as provided in Section 2.08, no residential structure or any other improvement shall be located on any Lot nearer to the front, rear, side or street-side Lot building line shown on the Plat or nearer to the property lines than the minimum building setback lines shown on Exhibit "C" attached hereto. On Court Yard Lots, all or part of the main residential structure and/or attached garage can be located upon the Zero Setback Line; however, there must be a minimum of seven (7) feet between such main residential structure and attached garage and the main residential structure and attached garage on adjacent Lots, whereas there is a minimum of a five (5) foot side building setback line (10' between houses) on Golf Estate and Country Estate Lots. For purposes of these Covenants, air compressors, eaves, steps and unroofed terraces shall not be considered as part of a residential structure or other improvement. Except as provided in Section 2.08, this covenant shall not be construed to permit any portion of a building foundation on a Lot to encroach upon any easement or upon any other Lot. The main residential structure on any Lot shall face the front of the Lot, except as described below or unless a deviation is approved in writing by the Committee.

The setbacks as shown within the Declaration and the Plat are minimum setback lines and the Committee may approve a residential structure to be located a greater distance from a property line than the setback lines provided within the Plat or this Declaration.

The Declarant, Committee and Association are not liable to any Owner for any impairment of view as a result of the construction of any improvements upon another Lot, built or to be constructed pursuant to plans approved by the Committee.

- (1) No out building, opaque fence or wall may be constructed within the setback of Lots abutting the Golf Course. However such improvements including unroofed terraces approved by the Committee and such other structures as approved by the Committee may be constructed within the rear building setback of lots abutting the Golf Course.
- (2) No portion of a building, except as permitted with respect to eave overhang and bell bottom foundations on Court Yard Lots, as provided herein, may encroach upon another Lot.
- (3) Except for Country Estate Lots, all garages must be attached to the main residence and must not be nearer to the Lot lines than the building lines set out per this instrument.
- (4) A detached garage may be constructed on Country Estate Lots with a minimum of a ten (10) foot rear building setback line.
- (5) A swimming pool may be constructed within the rear building setback of Lots as set out in Section 3.30. Other improvements may be approved by the Committee to be constructed within the rear building setback of Interior Lots. The Committee shall have the sole authority to grant or deny, without liability, the construction of any such proposed improvements within the rear building setback of the Lot.

Section 3.06 - Solid Wall Construction Adjacent to Zero Setback Line on Court Yard Lots. Each residential structure and attached garage on Court Yard Lots must have a solid wall (no penetration, i.e., windows, doors, etc.) on the side of the residence and attached garage adjacent to and/or facing the Zero Setback Line unless otherwise provided in these restrictions, except however, Glass Block may be used in the solid wall. Subject to the prior approval of the Committee, portions of residential structures

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BY *Mark Turnbull* DEPUTY

located at least five (5) feet from the Zero Setback Line may have approved penetrations, i.e., windows, doors, etc., located in the wall facing the Zero Setback Line.

Section 3.07 - Irrigation Systems for all Court Yard Lot Residences.

(a) At the time of construction of a residence on Court Yard Lots (including landscaping), an irrigation system, as approved by the Committee must be installed by Owner as set forth in the Guidelines. The water supply for such irrigation must come from the metered water supply of the residence.

(b) No material improvements or modifications of any kind may be made to the sprinkler system unless approved in writing by the Committee; however, the Owner shall be responsible to maintain and keep in good repair and operating condition the sprinkler system located on Owner's Lot.

Section 3.08 - Residential Foundation Requirements. All building foundations shall consist of concrete slabs, unless the Committee approves a different type of foundation when circumstances such as the topography of the Lot make it impractical to use a concrete slab for all or any portion of the foundation of the building improvements constructed on the Lot. Minimum finished slab elevation for all structures shall be twelve inches (12") above the higher of (i) the 100 year flood plain elevation, or (ii) such other level as may be established by the Commissioner's Court of Montgomery, County, Texas, and other applicable governmental authorities. In no case will a slab be lower than an elevation of 207.0 MSL or as approved or required by the Committee.

The minimum finished slab elevation must also be a minimum of twelve inches (12") above the finished grade of the Lot at the foundation perimeter. Finished grade of the lot shall be defined as the final grade or elevation of the lot and other improvements including but not necessarily limited to fill placed on the lot, flower beds and other landscaping, walks, drives, etc. It is the purpose of this minimum elevation difference requirements to protect the residence from receiving surface waters in the event of a major rain storm. The committee may approve a request for the slab elevation of a residence to be less than twelve inches (12") above the finished grade of a Lot, however, regardless of the elevation difference approved by the Committee, it is the responsibility of the Builder and/or Owner to provide satisfactory drainage around a residence and garage. Drainage requirements for each lot will vary and Builder and/or Owner should hire a licensed engineer to design a drainage plan for the specific lot upon which a house is to be constructed prior to beginning house construction.

The minimum height for slab elevations (i.e. the difference between the slab elevation and the finished grade of the Lot at the foundation perimeter as set out in this Section 3.08) is not a representation that such slab elevation would prevent surface water flow or rising water in the event of a major rain storm from entering into a residence or garage. Builders and/or Lot Owners should consider the collective drainage area of all surrounding land around the Lot, including without limitation, golf course, reserves, common areas, streets and their drainage collection area, existing drainage and other Lots, in reaching their determination of the proper slab elevation and Lot drainage plan to avoid surface water flow or rising water from entering into the residence or garage in the event of a major rain storm. Additionally, the Builder and/or Lot Owner should take into account how other improvements and landscaping are to be constructed upon their Lot will affect drainage and water flow.

All references in this Declaration to required minimum slab elevations and/or any slab elevations approved by the Committee do not constitute a guaranty by the Declarant, the Committee or the Association that the residence will be free of flood or related damage.

All foundations are required to be engineered and designed by a qualified, licensed, registered engineer based upon appropriate soils information taken from the specific Lot in question as recommended by such engineer. However, at the minimum,

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soils borings and soils reports by a qualified soils engineer are required for all Lots prior to such engineer's design of the foundation.

The residential foundation plans to be used in the construction of the residence must be submitted to the Committee along with the plans and specifications for the residence as provided in Section 4.01. All foundation plans must be signed, sealed and dated by the engineer designing said foundation plans. The Committee and/or Declarant shall rely solely upon Owner/Builder's engineer as to the adequacy of said foundation design when issuing architectural approval of the residence to be constructed. No independent evaluation of the foundation plan is being made by the Committee. The Committee's sole function as to foundation plans are to determine if the plans have been prepared by a licensed registered engineer, as evidenced by the placement of an official seal on the plans.

The Owner/Builder shall establish and construct the residence and garage slab at an elevation sufficient to avoid water entering into the residence and garage in the event of a heavy rain. A special drainage structure, as recommended and designed by a licensed engineer and approved by the Committee, shall be constructed in front of the garage wherein the entrance to the garage is lower than the street gutter.

The granting of approvals of foundation plans and the residence and garage elevation shall in no way serve as warranty as to the quality of the plans and specifications and/or that residence shall be free from flood damage from rising or wind driven water or the flow of surface water from other locations within Bentwater and in no event shall the Declarant, the Committee or the Association have any liability as a result of the Committee's approval or disapproval of the resulting improvement.

Section 3.09 - Excavation and Tree Removal. The digging of dirt or the removal of any dirt from any Lot is expressly prohibited except as may be necessary in conjunction with the landscaping of or construction of improvements on such Lot. No trees shall be cut or removed except to provide room for construction of improvements or to remove dead or unsightly trees.

Section 3.10 - Removal of Trees, Trash and Care of Lots during Construction of Residence.

(a) All Owners, during their respective construction of a residence, are required to remove and haul from the Lot all tree stumps, trees, limbs, branches, underbrush and all other trash or rubbish cleared from the Lot for construction of the residence, construction of other improvements and landscaping. No burning is allowed on the Lot and no materials or trash hauled from the Lot may be placed elsewhere in the Subdivision or on land owned by Declarant whether adjoining the Subdivision or not.

(b) All Owners, during their respective construction of a residence, are required to continuously keep the Lot in a reasonably clean and organized condition. Papers, rubbish, trash, scrap and unusable building materials are to be kept picked up and hauled from the Lot. Other usable building materials are to be kept stacked and organized in a reasonable manner upon the Lot.

(c) No trash, materials or excess dirt is allowed in the street or street right-of-way. All Owners shall keep the street and street right-of-way free from trash, materials and excess dirt. Any such trash, materials or excess dirt or fill inadvertently spilling or getting into the street or street right-of-way shall be removed, without delay, not less frequently than daily.

(d) No Owner or Contractor may enter onto a Lot adjacent to the Lot upon which he or she is building for purposes of ingress and egress to his or her Lot during or after construction, unless such adjacent Lot is also owned by such Owner. All such adjacent Lots shall be kept free of any trees, underbrush, trash, rubbish and/or any other building

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or waste materials during or after construction of building improvements by the Owner of an adjacent Lot.

Section 3.11 - Drainage.

(a) Each Owner of a Lot agrees for himself or herself, his or her heirs, legal representatives, assigns or successors-in-interest that he or she will not in any way interfere with the established drainage pattern over his or her Lot from adjoining Lots or other Lots in the Subdivision; and he or she will make adequate provisions for the drainage of his or her Lot in the event it becomes necessary to change the established Owner's plans and specifications submitted to the Committee and shall be included in the Committee's approval). For the purposes hereof, "established drainage" is defined as the drainage that existed at the time that the overall grading of the Subdivision, including landscaping of any Lot in the Subdivision, was completed by Declarant.

(b) All Owners (including Builders), unless otherwise approved by the Committee, must finish the grade of their respective Lots so as to establish good drainage from the rear of the Lot to the front street or from the building site to the front and rear of the Lot as dictated by Lake Conroe, existing drainage ditches, swales and lakes constructed by Declarant or the Utility District for drainage purposes. No pockets or low areas may be left on the Lot (whether dirt or concrete) where water will stand following a rain or during watering. With the approval of the Committee, an Owner may establish an alternate drainage plan for low areas by installing underground pipe and area inlets or by installing an open concrete trough with area inlets, however, the drainage plan for such alternate drainage must be submitted to and approved by the Committee prior to the construction thereof. The Committee's sole function in reviewing drainage plans is to see if the drainage pattern has been or will be altered by the proposed construction and to make a determination if the Owner/Builder has evaluated the effects of their construction to other properties and of the effect of potential flowing and rising water that may affect the submitted improvements.

(c) Drainage requirements to insure water does not enter a house or garage during a major rain storm will vary and Builder and/or Owner should hire a licensed engineer to design a drainage plan for the specific lot upon which a house is to be constructed prior to beginning house construction. It is the responsibility of the Builder and/or Owner to provide satisfactory drainage around a residence and garage.

(d) In no case shall the street curb be broken or cut to facilitate drainage or drain pipes without first obtaining the Committee's approval for the design and construction of an approved curb cut.

(e) All Owners and/or Builders shall comply with the National Pollutant Discharge Elimination Systems Permit ("NPDES Permit") applicable to their respective Lot(s) as required by EPA under the Water Quality Act of 1987 amending the Clean Water Act of 1987 amending the Clean Water Act, as said laws, rules and regulations may be amended from time to time.

Section 3.12 - Masonry Requirements.

(a) Court Yard Lots: Without the prior approval of the Committee, no residences (including attached or detached garages) shall have less than one hundred percent (100%) masonry construction or its equivalent on the exterior wall areas. All chimneys shall be masonry construction. All such masonry construction shall be constructed in a manner as set out in the Guidelines as approved by the Committee.

(b) Golf Estate Lots & Country Estate Lots: Without the prior approval of the Committee, no residences (including attached or detached garages) shall have less than fifty-one percent (51%) masonry construction or its equivalent on the exterior wall areas. All residences on Lake Estate Lots and Golf Estate Lots shall be constructed with the

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dwelling walls, including garages, facing the Golf Course or Lake being one hundred percent (100%) masonry. All chimneys shall be masonry construction.

Section 3.13 - Driveway and Walkways.

(a) Driveways shall be constructed entirely of concrete with brick accents in a manner as set out in the Guidelines and as approved by the Committee. That portion of the concrete driveway that lies on the Lot shall be constructed a minimum width of twelve (12) feet. The specifications shall be subject to the prior approval of the Committee. That portion of the concrete driveway that lies between the front property line and the street shall be a minimum width of twelve (12) feet and the driveway shall be constructed in accordance with the detail, design and specifications as shown on Exhibit "A" attached hereto and incorporated herein by reference for all purposes. All concrete driveways must have a minimum of No. 6, 6" x 6" wire mesh and five (5) sack concrete.

(b) Concrete roll-up curbs shall not be saw cut or broken when constructing the concrete driveway. Concrete standard curbs ("stand-up curbs") are to be saw cut and may not be broken when constructing the concrete driveway. An expansion joint shall be installed at each saw cut.

(c) Concrete curbs that are chipped, cracked and/or broken on the street front or street side of all Lots are to be repaired or replaced by the Builder or Owner of the residence on each Lot prior to the occupancy of the residence on said Lot. Chipped curbs may have patched repairs using an "epoxy grout" mixture. Where several curbs chips appear in the same area, the entire section of the curb (i.e. driveway to driveway) must be overlaid with the "epoxy grout" mixture. Cracked or broken up curbs shall be saw cut on both sides of the crack or break, the cracked or broken area removed, reformed and poured using five (5) sack concrete mix and reinforcing steel rebar and placing an expansion joint on each side of the curb cut, as more particularly described in Exhibit "A."

(d) Owner shall at all times keep his or her driveway entrance (i.e. concrete driveway, driveway entrance lip, driveway curbs, and driveway curb ties) and the curbs along the street front or street side in a good state of repair and attractive appearance.

In the event of any default by the Owner or other occupant of a Lot in observing the above requirements, which default is continuing after thirty (30) days written notice thereof to the Owner or occupant, as applicable, the Declarant or the Association or their designated agents have the right but not the obligation, without liability to the Owner, Contractor or any occupants of the Lot in trespass or otherwise, to enter upon (and/or authorize one or more others to enter upon) said Lot and make such repairs as deemed necessary by the Declarant or Association to secure compliance with this Declaration, so as to place such driveway entrance and street curbs in a good state of repair and attractive appearance. The Declarant and/or the Association may charge the Owner, Builder or occupant of such Lot for the cost of such work and associated materials. Payment thereof shall be collected by adding the charges to the hereinafter described Maintenance Charge (secured by a maintenance lien, as described in Section 6.03) and shall be payable on the first day of the next calendar month with the regular monthly Maintenance Charge payment.

(e) Manholes, valve boxes and storm sewer inlets constructed by the Utility District located within driveways must be rebuilt and/or modified, at the Owner's expense, in accordance with detail, design and specifications as shown on Exhibit "B" attached hereto and incorporated herein by reference for all purposes. Manholes and valve boxes located on the Lot that require adjustment due to fill placed on the Lot during the construction of the residence must be so modified at the Owner's expense in accordance with detail, design and specification as shown on Exhibit "B" attached hereto. Every Owner shall obtain permission from the Utility District to adjust or rebuild manholes, valve boxes and storm sewer inlets prior to any construction of the Owner's

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BY *William Wood*
DEPUTY

residence and, if approved by the Utility District, the adjustment will conform to the Utility District's construction and inspection requirements and to the requirements of Exhibit "B" attached hereto.

(f) No walkways or sidewalks shall be constructed across the front of any Lots parallel with the street curb, and no sidewalks shall be constructed along the street side of any corner Lots parallel with the street curb.

Section 3.14 - Building Inspection of Driveways, Manholes and Storm Sewer Inlets. In order to control the quality of construction of the work described in Section 3.13, a construction (building) inspection is required to be made prior to and after pouring concrete for driveways. Fees, in an amount to be determined by the Committee, must be paid to the Committee prior to architectural approval of such residential improvements to defray the expense for before and after inspections of the driveways, manholes and storm sewer inlets. In the event construction requirements are incomplete or rejected at the time of inspection and it becomes necessary to have additional building inspections, a fee, in an amount to be determined by the Committee, must be paid to the Committee prior to each building inspection.

Prior to requesting an inspection of the driveways, manholes and storm-sewer inlets, the Contractor of any residence, whether the Owner or a Builder, is required to prepare driveways complete with excavation, compaction, forms, steel and expansion joints as set out in Section 3.13 and as shown in Exhibit "A" and in accordance with any applicable construction requirements for manholes, valves and storm sewer inlets as set out in Section 3.13 and as shown in Exhibit "B". The Contractor shall not pour the concrete until after the Committee furnishes written approval of such construction to the Owner.

Section 3.15 - Carports. No carport shall be erected or permitted to remain on any Lot.

Section 3.16 - Walls and Fences Required on Court Yard Lots.

(a) Wrought Iron Fencing - Golf Course Lots: A four (4) foot wrought iron fence must be constructed on golf course lots at the same time as the house is constructed. Such wrought iron fencing must be constructed in a manner as set out in the Guidelines and as approved by the Committee.

(b) Fencing - Interior Lots: A fence must be constructed on interior lots at the same time as the house is constructed. Such fencing must be constructed in a manner as set out in the Guidelines and as approved by the Committee.

(c) Entry columns may be constructed at the same time the house is constructed in the manner as set out in the Guidelines. Accent walls may be constructed in a manner as set out in the Guidelines. A privacy wall between houses shall be constructed in a manner as set out in the Guidelines. All such columns, accent walls and privacy walls must be approved by the Committee.

Section 3.17 - Walls, Fences and Hedges on Golf Estate & Country Estate Lots.

(a) No wall, fence, planter or hedge in excess of two (2) feet high shall be erected, planted or maintained (i) nearer to the front property line than the front building setback line or (ii) on corner Lots nearer to the side Lot line than the building setback line parallel to said side street.

(b) No wall, fence, planter or hedge shall be more than six (6) feet high. No opaque wall, fence or hedge may be erected, planted or maintained within the rear building setback line on Lots abutting the Golf Course. The following restrictions will apply to fences constructed on the Lots described below:

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(1) Lots Abutting the Golf Course: An ornamental iron or other decorative fence of a design and color approved by the Committee may be constructed between the front building setback line and the rear property line.

(2) Country Estate Lots and Town and Country Lots: A wood or other decorative fence of a design and color approved by the Committee may be constructed between the front building setback line and the rear property line. All wood fences shall be constructed with first-quality wood, pressure-treated wood posts and stringers and shall be set in concrete.

Section 3.18 - Visual Obstruction at the Intersection of Streets. No planting or object that obstructs sight lines at elevations between two feet (2') and six feet (6') above the roadways within the triangular area formed by the intersecting street property lines and a line connecting them at points twenty-five feet (25') from the intersection of the street property lines or extension thereof shall be placed, planted or permitted to remain on any corner Lots unless otherwise approved by the Committee.

Section 3.19 - Air Conditioning Requirements. No window or wall type air conditioning unit shall be permitted to be used, erected, placed or maintained in or on any building in any part of the Subdivision. No air conditioner compressor may be located in front of a house or on the side of a house facing a street.

Section 3.20 - Disposal Unit Requirements. Each kitchen in each residential dwelling or servant's quarters situated on any Lot shall be equipped with a garbage disposal unit, which garbage disposal unit shall at all times be kept in a serviceable condition.

Section 3.21 - Prohibition of Offensive Activities. Without expanding the permitted uses of the Lots, no activity, whether for profit or not, shall be conducted on any Lot that is not related to single-family residential purposes. No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any Lot that may be waived in regard to the customary sales activities required to sell homes in the Subdivision and the lighting effects utilized to display the model homes. No exterior speaker, horn, whistle, bell or other sound device, except alarms, sirens, alarms monitoring devices and fire devices used exclusively for interior warning and fire purposes, shall be located, used or placed on a Lot. The Board of Trustees shall have the sole and absolute discretion to determine what constitutes a nuisance or annoyance. Activities expressly prohibited, include, without limitation, (i) the performance of work on automobiles or other vehicles upon the Lot or in driveways or streets abutting Lots, (ii) the use or discharge of firearms, firecrackers or other fireworks within the Subdivision, (iii) the storage of flammable liquids in excess of five (5) gallons, or (iv) other activities that may be offensive by reason of odor, fumes, dust, smoke, noise, vibration or pollution, or that are hazardous by reason of excessive danger, fire or explosion.

As indicated above, no Lot in the Subdivision shall be used for any commercial, educational, manufacturing, business or professional purpose nor for church purposes. The renting or leasing of any residential dwelling is subject to the provisions of Section 5.06.

No Lot or other portion of the Subdivision shall be used or permitted to be used for hunting or for the discharge of any pistol, rifle, shotgun, or any other firearm, or any bow and arrow or any other device capable of killing or injuring persons.

Section 3.22 - Use of Temporary Structures. No structure of a temporary character, whether trailer, basement, tent, shack, garage, barn or other out building shall be maintained, used or permitted to remain on any Lot at any time as a residence, or for any other purpose, either temporarily or permanently; provided, however, that Declarant reserves the exclusive right to erect, place and maintain such facilities in or upon any portion of the Subdivision as in its' sole discretion may be necessary or

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MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
Deputy

convenient while selling Lots, selling or constructing residences and constructing other improvements within the Subdivision. Such facilities may include, but not necessarily be limited to, sales and construction offices, storage areas, model units, signs and portable toilet facilities. Builders and Contractors may, with the prior written approval of the Committee, exercise the rights reserved by Declarant in this Section 3.21.

Section 3.23 - Storage of Vehicles or Equipment.

(a) No motor vehicle or non-motorized vehicle (including without limitation, trucks and recreation vehicles), trailers, campers, motorcycles, off-road motor bikes, bicycles, golf carts, go-carts, machinery or equipment of any kind may be parked or stored for longer than ten (10) hours or on a semi-permanent or daily basis on any part of a Lot, driveway, private road or street, easement, right-of-way, or Common Area unless such vehicle or object is completely concealed from public view inside a garage or approved enclosure. Notwithstanding the ten (10) hour parking restriction, there shall be no overnight parking on any road or street. Passenger automobiles, passenger vans or pick-up trucks that are in operating condition and not in a state of disrepair, having current license plates and inspection stickers, and that are in daily use as motor vehicles on the streets and highways of the State of Texas are exempt from the ten (10) hour parking and the overnight parking on the street in front of the residence restrictions; however, such parking shall not be continuous and shall not exceed forty-eight (48) hours in duration. No vehicle may be repaired on a street or repaired on a Lot unless such vehicle is concealed inside a garage or other approved enclosure during the repair thereof.

(b) Boats and boat trailers may be parked in the Owner's driveway for a period not longer than forty-eight (48) hours in duration (but in no event on a semi-permanent or daily basis); however, boats and boat trailers may not be parked on the street. Boats and boat trailers must be completely concealed from public view inside a garage or approved enclosure if they are parked or stored on a Lot for more than forty-eight (48) hours.

(c) This restriction shall not apply to any vehicle, machinery or equipment temporarily parked and in use for the construction, repair or maintenance of (i) residential dwelling(s) or related improvements in the immediate vicinity thereof or (ii) utility improvements in the Subdivision.

Section 3.24 - Mineral Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any Lot, nor shall any wells, tanks, tunnels, mineral excavation, or shafts be permitted upon or in any Lot. No derrick or other structures designed for the use of boring for oil or natural gas shall be erected, maintained or permitted upon any Lot. At no time shall the drilling, usage or operation of any water well be permitted on any Lot. Except that the Committee may, in its' discretion, allow water wells to be drilled for homes requiring water wells for solar heating and cooling purposes. The prohibition of water wells shall not in any manner be deemed to apply to the Reserves designated on the Plat or to any land within the Subdivision or Annexable Area owned by the Declarant or Association, whether adjacent hereto or not.

Section 3.25 - Animal Husbandry. No animals, livestock, bees or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other common household pets may be kept provided that they are not kept, bred or maintained for commercial purposes and do not become a nuisance or threat to other Owners. No more than two (2) of each type of animal shall be kept as household pets. No Owner shall permit any dog, cat or other domestic pet under his or her ownership or control to leave such Owner's Lot unless leashed and accompanied by a responsible member of such Owner's household.

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MARK YURMADIL

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



Mark Yurmadi
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

Section 3.26 – Lot Maintenance.

(a) All Lots shall be kept at all times in a neat, attractive, healthful and sanitary condition. The Owner or occupant of a Lot shall keep all weeds and grass thereon cut and shall in no event use such Lot for storage of materials or equipment except for normal residential requirements or incidental to construction of improvements thereon as herein permitted. An Owner shall not permit the accumulation of garbage, trash or rubbish of any kind thereon and shall not burn any garbage, trash or rubbish. All yard equipment or storage piles shall be kept screened by a service yard or other similar facility as herein otherwise provided, so as to conceal such equipment or piles from view of neighboring Lots, streets or other property.

(b) Neighborhood Lot Owners shall have the responsibility after installation of the initial landscaping is installed, pursuant to Section 3.38 herein, to replace any grass, trees, shrubbery, or other plants (labor and materials) which have died, are diseased or are no longer attractive in the sole and absolute discretion of the Association.

(c) Neighborhood Lot Owner, at Neighborhood Lot Owner's expense shall be responsible for the care, maintenance and replacement of roses, annuals, perennials, bulbs or other seasonal color. Owner shall replace annuals, perennials, bulbs or other seasonal color plants at the appropriate seasonal time so as to maintain Owner's landscaped area in a good quality appearance as determined in the sole and absolute discretion of the Association.

(d) Owner shall have the responsibility to remove any trees that have died (or are diseased) at Owner's sole cost and expense. An exception to this shall be Neighborhood Lot Owners shall have the responsibility to remove any trees that have died (or are diseased) at Neighborhood Lot Owner's sole cost and expense only if the tree is in excess of three caliper inches at ground level. Trees smaller than three inches at grade level on Neighborhood Lots shall be removed by the Association at the expenses of the Neighborhood Fund.

(e) Neighborhood Lot Owners shall maintain, repair and/or replace all or any portion of the irrigation system upon the Lot to maintain it in the original condition as initially approved by the Association.

(f) If an Owner and/or Neighborhood Lot Owner or other occupant of any Lot (and/or Neighborhood Lot) fails to comply with the above requirements, the Association may take the following action: The Association may after ten (10) days written notice to the Owner, Neighborhood Lot Owner and/or occupant, enter onto the Lot or Neighborhood Lot and perform the action required above of the Owner and/or Neighborhood Lot Owner. The Association may charge the Owner, or Neighborhood Lot Owner or occupant of such Lot (or Neighborhood Lot) for the cost of bringing the Lot (or Neighborhood Lot) into compliance with the requirements of this Declaration. The amount of any costs for securing compliance shall be added to and become a part of the Maintenance Charge obligation of the Owner (and/or Neighborhood Lot Owner). Payment of this amount shall be secured by the maintenance lien, as described in Section 6.03 and shall be payable on the first day of the next calendar month after the obligation is incurred.

(g) If the Association enters onto any Lot or Neighborhood Lot to perform any of the work authorized by this Declaration, it shall have no liability to the Owner or Neighborhood Lot Owner for trespass or any other matter as a result of said entry. By accepting title, Owners and Neighborhood Lot Owners specifically grant their approval to the Association or its designated agents to enter upon their Lot or Neighborhood Lot for the purpose of placing the property into compliance with this Declaration.

Section 3.27 - Signs, Advertisements and Billboards. No sign, advertisement, billboard, or advertising structure of any kind may be erected or maintained on any Lot in the Subdivision without the prior approval of the Committee and any such approval that is granted may be withdrawn at any time, in which event, the parties granted such

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COUNTY OF HUNTSMAN

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MARK TURIBULL

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



BY *Mark Turibull*
COUNTY CLERK

permission shall immediately remove such structures. The Committee shall have the right from time to time to promulgate reasonable rules and regulations regarding signs. Additionally, no street or directional signs may be installed within the Subdivision without the prior written approval of the Declarant and the Committee.

The Declarant or the Association (and/or any agent designated by Declarant or the Association) shall have the right to remove and dispose of any such prohibited sign, advertisement, billboard or advertising structure that is placed on any Lot, and in doing so shall not be subject to any liability for trespass or any other tort in connection therewith or arising from such removal nor in any way be liable for any accounting or other claim by reason of the disposition thereof.

Section 3.28 - Maximum Height of Antenna. No external antennas, aeriels, satellite dishes (of one [1] meter or less in diameter), or other apparatus for the reception of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of the property, including any homeseite, which is visible from any street, common area or other Lot unless it is impossible to receive signals from said location. In that event the receiving device may be placed in a visible location only as approved by the Committee. The Committee may require as much screening as possible while not substantially interfering with reception. No broadcast or MMDS antenna mast may exceed the height of twelve (12) feet above the center ridge of the roof line. No exterior antennas, aeriels, satellite dishes, or other apparatus shall be permitted which transmit television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of the property. No satellite receiving dish in excess of one (1) meter may be erected or installed without prior written approval of the Committee. In order to ensure the aesthetic standards of the property, no satellite receiving dish may be erected or installed that extends more than six (6) feet above the natural grade, and every satellite receiving dish shall be enclosed with a six (6) foot high fence or wall constructed so that the dish is not visible at ground level from adjoining Lots, streets, common areas, the lake or the golf course. The Declarant by promulgating this section is not attempting to violate the Telecommunications Act of 1996 ("the Act"), as may be amended from time to time. This section shall be interpreted to be as restrictive as possible while not violating the Act.

Section 3.29 - Wind Generators. No wind generators shall be erected or maintained on any Lot if said wind generator is visible from any other Lot or public street.

Section 3.30 - Solar Collectors. No solar collector shall be installed without the prior written approval of the Committee. Such installation shall be in harmony with the design of the residence. Solar collectors shall be installed in a location not visible from the public street in front of the residence.

Section 3.31 - Swimming Pools. Above ground swimming pools are prohibited. No swimming pool may be constructed on any Lot without the prior written approval of the Committee. Each application made to the Committee shall be accompanied by two sets of plans and specifications for the proposed swimming pool construction to be done on such Lot, including a plot plan showing the location and dimensions of the swimming pool and all related improvements, together with the plumbing and excavation disposal plan. The Committee's approval or disapproval of such swimming pool shall be made in the same manner as described in Article IV hereof for other building improvements. Swimming pool drains shall be piped into the lake, storm sewer or gutter in front of the Lot. In no case shall the street curb be broken or cut to facilitate a pool drain without the prior written approval of the Committee. Excavation required for swimming pools shall be hauled from the site to a place outside of the Bentwater Subdivision.

Swimming pools approved for construction by the Committee must be constructed prior to beginning construction of the Residence or approval in writing must be obtained from the Owner(s) of the adjacent Lot(s) to use said Owner's lot to gain ingress and egress over and across said Lot for purposes of constructing the swimming

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MARK TURNBULL

COUNTY CLERK

MONTGOMERY COUNTY TEXAS



Mark Turnbull
DEPUTY

pool. No portion of the Golf Course may be used during the construction of a swimming pool. In the event a swimming pool is to be constructed on a lake front Lot, Owner must hire a registered professional Civil Engineer to provide design plans and specifications for improvements required to support the existing bulkhead and swimming pool. Such plans and specifications and/or approval in writing from the adjacent Lot Owner authorizing use of his or her property to gain access for swimming pool construction must be submitted to the Committee for approval as provided in Section 4.01. The Committee shall rely solely upon Owner/Builder's engineer as to the adequacy of the bulkhead support design and swimming pool design when issuing architectural approval of the swimming pool and bulkhead support systems.

Subject to the restrictions for swimming pools as set out in this Section 3.31, a swimming pool approved by the Committee may be located within the rear building setback of a Lot, however, nothing herein shall allow a swimming pool to encroach upon a utility easement. At the option of the Committee, the Committee may approve the construction of a swimming pool that will encroach upon a utility easement upon receipt of satisfactory proof that: (1) the subject easement has been abandoned by law, or (2) a consent for the encroachment of said swimming pool together with a survey or plat showing such proposed encroachment has been approved and executed by each utility company providing utility service of every type and character and approved and executed by the Utility District. Swimming pools constructed within the rear building setback on Lots abutting the golf course or Lake Conroe may not have a screen or cover of any type without the prior written approval of the Committee. Swimming pools constructed within the rear building setback of Interior Lots, with the prior approval of the Committee, may have a screen or cover that has a quality design approved by the Committee. The Committee shall have the sole authority to determine whether or not such swimming pool screen or cover design is acceptable and may grant or deny, without liability, the construction of such a screen or cover based upon the Committee's opinion of the design, location, quality and appearance of said screen or cover.

A swimming pool may not be constructed wherein the top of the swimming pool is at an elevation lower than 203 feet above mean sea level (MSL). While the FEMA 100 Year flood plain, as of the date of these restrictions is 203 MSL, the Lake Conroe pool elevation may rise higher than 203 MSL in the event of a major rain storm.

Section 3.32 - Drying of Clothes in Public View. The drying of clothes in public view is prohibited, and the Owners or occupants of any Lots at the intersection of streets or adjacent to parks, playgrounds, Golf Course, Lake or other facilities where the rear yard or portion of the Lot is visible to the public, shall construct and maintain a drying yard or other suitable enclosure to screen drying clothes from public view.

Section 3.33 - Garage Doors. Garage doors visible from any street shall be kept in the closed position when the garage is not being used by the Owner or occupant. All garage doors must be equipped with an electrically operated automatic door closer.

Section 3.34 - Control of Sewage Effluent. No outside toilets will be permitted, and no installation of any type of device for disposal of sewage shall be allowed that would result in raw or untreated or unsanitary sewage being carried in the streets or into any body of water. No septic tank or other means of sewage disposal will be permitted.

Section 3.35 - Residences and Improvements Damaged by Fire or Other Casualty. Any buildings or other improvements within the Subdivision that are destroyed partially or totally by fire, storm or any other casualty, shall be repaired or demolished within a reasonable period of time, and the Lot and improvements thereon, as applicable, restored to an orderly and attractive condition.

Section 3.36 - Common Area. Any Common Area shall be used only for streets, roads, paths, recreation, utility easement, drainage purposes, and Lot purposes reasonably connected therewith or related thereto; provided, however, no residential, professional, commercial, educational or church use shall be made of any Common Area.

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MARK TURNBULL

COUNTY CLERK
MONTGOMERY COUNTY TEXAS



Mark Turnbull
DEPUTY

Section 3.37 - Vehicles Permitted to Use Private Roads.

(a) The only motorized vehicles allowed on the roads and street easements in the Subdivision shall be (i) motor vehicles currently licensed and inspected for use on public highways or (ii) golf carts with a current permit issued by the Bentwater Country Club; provided, however, golf carts shall be operated in the Subdivision solely for purposes of access to and from the Bentwater Country Club. The Declarant retains the right to allow individuals to use golf carts for other limited uses.

(b) The use of non-licensed motor vehicles including, but not limited to, automobiles, trucks, motorcycles, dirt bikes, off-road vehicles and go-carts is expressly prohibited.

(c) Vehicles, regardless of type, may only be operated by individuals holding a current driver's license valid in the State of Texas.

(d) Licensed motorized two-wheel or three-wheel vehicles shall be allowed within the Subdivision solely for the purpose of access to and from the Subdivision and access to and from the Bentwater Country Club, but shall not be permitted for travel within the Subdivision.

(e) Vehicles, tractors, mowers, trailers or other construction and maintenance equipment used in the construction and maintenance of the Subdivision, construction of sections within Bentwater and the construction and maintenance of the yacht club, marina, country club, Golf Course, Lake, parks and grounds or for other purposes, may with the approval of the Declarant use the roads and street easements in the Subdivision.

Section 3.38 - Landscaping.

(a) Before any landscaping shall be commenced, the landscape layout, plans and itemized cost estimate shall first have been approved in writing by the Committee. Itemized cost estimates shall only be required for the original installation of landscaping. Such landscape layout and plans shall include all landscaping to be planted in the front, side and rear yards of the Lot at the time the dwelling is being completed and before occupancy. Thereafter, changes to the landscaping visible from any street, lake, golf course, common area or other lot shall be submitted for approval prior to installation.

(b) Unless otherwise approved by the Committee, at the time of initial construction of improvements on Golf Estate and Country Estate Lots, the Owner of each Lot shall spend not less than Three Thousand Dollars (\$3,000.00) for planting of grass, shrubbery and other landscaping work in the front, rear and side yards of such Lot; such grass, shrubbery and other landscaping shall be maintained in a neat and attractive condition at all times.

(c) The Committee shall, in its sole discretion and authority, determine whether the landscape layout and plans, including, but not necessarily limited to, drainage, grass, shrub and tree planting, includes the proper amount of landscaping. The Committee may require additional or less landscaping should the Committee deem it to be necessary.

(d) Owners of Golf Course Lots shall not grow or permit types of grasses or other vegetation to grow that, in the opinion of the Committee, is inimical to golf course grasses or vegetation, in the portion of the Golf Course Lots adjacent to the Golf Course. Such Owners may, however, with prior written approval of the Committee, install barriers that comply with these Restrictions and that will prevent the spread of otherwise prohibited grasses or vegetation into the Golf Course and, following the installation of such barriers, may grow such grasses or vegetation adjacent to the Golf Course.

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COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
BY *Shirley Hood* DEPUTY

(e) Not less than two (2) 30-gallon trees shall be planted in the front yard of a house at the same time as the landscaping is done.

Section 3.39 - Roofing. No external roofing material other than No. 1 Cedar wood shingles or not less than three hundred (300) pound composition shingles of a wood tone color, as approved by the Committee, shall be used on any residence or other improvement on any Golf Estate or Country Estate Lot without the prior written approval of the Committee. Roofing materials and colors for any residence or other improvement on any Court Yard Lot shall be as set out in the Guidelines as approved by the Committee.

Section 3.40 - Mailboxes. Mailboxes may not be constructed, installed or placed in the front of any residence. Only mailboxes installed or approved by the United States Postal Service and approved by the Committee shall be installed. Such approved mailboxes shall be installed in groups (having multiple individual mailboxes), which mailboxes shall provide mail service to residents who live in this Section and to residents who live outside of this Section. Such multiple mailboxes may be installed upon a concrete pad located within any utility easement (whether or not the easement is located upon a Lot so long as the mailboxes are not located in front of a house), located within any street right-of-way and/or located within any reserve. The Declarant or the Committee may, from time to time, construct concrete pads for the future location of approved mailboxes at any location described above and/or elsewhere in the Bentwater Subdivision and, in so doing, shall not be liable to anyone for the construction of the concrete pad and subsequent installation of mailboxes. No Bentwater Property Owner, Bentwater resident or other person or persons shall have the right to make claims of injury or damages, bring causes of action, in any event, or file lawsuits to recover injury or damage against the Declarant or Committee or to cause the concrete pads and mailboxes to be removed.

Section 3.41 - Landing, Storage and Parking of Aircraft. No helicopters, hovercraft or other aircraft shall land or be stored or parked within the Subdivision, except in areas of the Subdivision or other areas designated by the Declarant until the "Transfer Date" (as hereinafter defined). From and after the Transfer Date, the Association may designate a portion of the Subdivision or other area, if any, for the landing, storage or parking of helicopters, hovercraft and other aircraft.

Section 3.42 - Storage of Materials and Equipment. No lawn tools wheelbarrows, lawn mowers or other lawn maintenance supplies or equipment and no other tools or devices used in maintenance, repair or construction of a residence and related facilities shall be stored or maintained on the Property except if located within an enclosed structure after the initial residence has been constructed and occupied. Except, however, when additions, remodeling or construction of improvements are being made, materials required for such construction can be stored on the Lot so long as such materials are neatly stacked for the duration of such construction. However, such storage shall be allowed only when continuous daily progress is being made to complete such additions, remodeling or construction.

Section 3.43 - Street Lighting. At the time a residence is built on any Lot exterior coach lamps or such other lighting as set forth in the Guidelines and as approved by the Committee must be installed. Each light is required to be equipped with a photocell which will automatically turn the lights on during the night hours and off during the day hours. Street lighting will not be installed by Declarant.

Section 3.44 - Lift Stations. If a lift station is indicated on the recorded plat for this section of Bentwater, Owners hereby agree to hold harmless the Declarant, the Association, and their successors and assigns and release them from any liability for the placement, construction, design, operation, maintenance and replacement of the lift station and agree to indemnify the parties released from any damages they may sustain.

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MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
Mark Turnbull
CLERK

Section 3.45 - Flagpoles. One flagpole may be maintained temporarily or permanently upon a home, so long as it is the type of flagpole customarily sold to be attached to a home. Flagpoles shall not exceed five (5) feet in length and must be maintained in good condition at all times.

Section 3.46 - Yard Art and Other Items. Yard art and other items including furnishings placed on a portion of a lot visible from any common area, lake, street, golf course or other lot shall be considered an improvement and requires prior approval as set out in Article IV herein.

ARTICLE IV
ARCHITECTURAL CONTROL COMMITTEE

Section 4.01 - Basic Control.

(a) No building or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design or exterior appearance thereof (including, without limitation, painting, staining or siding), or any addition or exterior alteration made thereto after original construction, or demolition or destruction by voluntary action made thereto after original construction, or on any Lot in the Subdivision until the obtaining of the necessary approval (as hereinafter provided) from the Architectural Control Committee ("the Committee") of the construction plans and specifications for the construction or alteration of such improvements or demolition or destruction of existing improvements by voluntary action. Approval shall be granted or withheld by the Committee based on matters of compliance with the provisions of this instrument, any architectural guidelines and bulletins, if any, and any other dedicatory instrument, quality and color of materials, drainage, harmony of external design and color with existing and proposed structures and location with respect to topography and finished grade elevation. The granting of approval shall in no way serve as a guaranty or warranty as to the quality of the plans or specifications nor the habitability, feasibility or quality of the resulting improvement. The Committee shall have the authority to determine the time allowed for construction of any improvement.

(b) Notwithstanding anything to the contrary that may be found in this Declaration, all residences constructed on Court Yard Lots in Section 75 must conform to the Guidelines. The Committee shall have the authority to make exceptions to said Guidelines for one or more houses without amending the Guidelines and in doing so such exceptions or changes shall have met and conformed to such Guidelines. Further, the Committee and/or no person on the Committee, exercising any prerogative of approval or disapproval to amend the Guidelines or to make exceptions to the Guidelines by approving changes from such Guidelines for one or more houses, shall incur any liability by reason of such action.

(c) Subject to the provisions of Section 4.01 (f) to the extent applicable, the sole authority for determining whether construction plans and specifications for proposed improvements on Court Yard Lots conform to the Guidelines for such improvements and are in compliance with the provisions of this Declaration as to quality and color of design and color with existing and proposed structures and location with respect to topography, finished grade elevations and other relevant factors, rests with the Committee. Disapproval of plans and specifications, including location of the proposed improvements, may be based by the Committee upon any grounds, including but not limited to purely aesthetic conditions, that shall seem sufficient in the sole discretion of the Committee.

(d) The sole authority for determining whether construction plans and specifications for proposed improvements on Golf Estate and Country Estate Lots are in compliance with the provisions of this Declaration as to quality and color of materials,

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MARSK TURNBULL

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

BY *Marsk Turnbull* DEPUTY



drainage, harmony of external design and color with existing and proposed structures and location with respect to topography, finished grade elevations and other relevant factors, rests with the Committee. Disapproval of plans and specifications, including location of the proposed improvements, may be based by the Committee upon any grounds, including but not limited to purely aesthetic conditions, that shall seem sufficient in the sole discretion of the Committee.

(e) Each application made to the Committee shall be accompanied by three (3) sets of plans and specifications for all proposed construction (initial or alterations) to be done on such Lot, which must include an accurately drawn and dimensioned plot plan including all buildings, setbacks, easements, drives, walks, fences, storm water drainage, grading, etc. The plans must include a foundation plan and details, floor plan, exterior and interior elevations, wall sections, etc.; the plans must show design, construction and material. All foundation plans must be stamped and signed by a licensed, registered professional engineer. All other plans must be stamped and signed by a registered AIA architect or a licensed, registered, professional engineer. The address of the Committee shall be the address of the principal office of the Association.

(f) Architect. At the option of the Declarant and/or the Committee, the Declarant and/or the Committee may designate an architect to sit on the Committee who, together with the Committee, will have full authority to recommend the granting or denial of approval (as contemplated under Article IV hereunder) with respect to all structures erected, constructed or altered in the Subdivision.

The Architect, together with the Committee, shall have the authority to require design changes in the Owner's structure in order to provide a harmonious development of the residences in the Subdivision and to (i) insure that all residences constructed in the Subdivision on Court Yard Lots conform to the Guidelines for such improvements as set out in Section 4.01 (b) and (j) to insure that all residences constructed in the Subdivision on Golf Estate and Country Estate Lots conform to the Declarant's and the Committee's predetermined plan for such improvements. A fee in an amount to be determined by the Committee shall be paid by the Owner to the Committee prior to architectural approval, or such other time as designated by the Committee; and a signed Architectural Approval Request letter must accompany each submission. Neither the Declarant nor the Committee shall in any way be responsible for the fee.

The Declarant or the Committee shall have the power, from time to time, to discharge any architect(s) who have been appointed and to appoint successors who shall succeed to all the authority of the architect previously serving.

Final approval of the plans and specifications shall be granted or withheld by the Committee based upon the architect's recommendation, if any, and other matters of compliance with this Declaration, not later than fifty (50) days after the Committee's receipt of the Owner's complete plans.

Section 4.02 - Architectural Control Committee.

(a) The authority to grant or withhold architectural control approval as referred to above is initially vested in the Declarant; provided, however, the authority of the Declarant shall cease and terminate upon the election of the Bentwater Architectural Control Committee (sometimes herein referred to as the "Committee"), in which event such authority shall be vested in and exercised by the Committee (as provided in (b) below), except as to plans and specifications and plot plans theretofore submitted to the Declarant, which shall continue to exercise such authority over all such plans, specifications and plot plans. The term "Committee," as used in this Declaration, shall mean or refer to the Declarant or to the Bentwater Architectural Control Committee composed of Owners, as applicable.

(b) At such time as all of the Lots in the Subdivision and in all other future sections of Bentwater (as currently or hereafter contemplated and subsequently platted,

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MARK TURNBULL

COUNTY CLERK

MONTGOMERY COUNTY, TEXAS



BY *Mark Turnbull* COUNTY CLERK

from time to time) and the entirety of the Annexable Area are owned by persons or entities other than the Declarant (which date is hereinafter referred to as the "Transfer Date"), the Declarant shall cause a statement of such circumstances to be placed of record in the Real Property Records of Montgomery County, Texas (which statement shall include the Transfer Date).

Thereupon, the Owners by vote, as hereinafter provided, shall elect a committee of three (3) members to be known as the Bentwater Architectural Control Committee. From and after the Transfer Date, each member of the Committee must be an Owner of property in some Section of Bentwater. Each Owner shall be entitled to one (1) vote for each whole Lot or building site owned by that Owner. In the case of any building site composed of more than one (1) whole Lot, such building site Owner shall be entitled to one (1) vote for each whole Lot contained within such building site.

The Declarant shall be obligated to arrange for the holding of such election within sixty (60) days following the filing of the aforesaid statement by the Declarant in the Real Property Records of Montgomery County, Texas, and to give notice of the time and place of such election (which shall be in Montgomery County, Texas) not less than thirty (30) days prior to the holding thereof. Nothing herein shall be interpreted to require that the Declarant actually file any such statement so long as it has not subdivided and sold the entirety of the Annexable Area nor affect the time at which the Declarant might take such action if in fact, the Declarant does take such action. Additionally, the Declarant shall have the right to discontinue the exercise of architectural control privileges and arrange for the election by the Owners at any time prior to the Transfer Date by filing a statement to such effect in the Real Property Records of Montgomery County, Texas.

(c) For the initial election, votes of the Owners shall be evidenced by written ballot furnished by the Declarant (and by the Board of Trustees, after the initial election). The Board of Trustees shall maintain said ballots as a permanent record of such election for a period of not less than three (3) years after such election. Any Owner may appoint a proxy to cast his or her ballot in such election, provided that the written appointment of such proxy is attached to the ballot as a part thereof. The Committee members initially elected by the Owners, as aforesaid, shall serve a two (2) year term. Thereafter, the Board of Trustees shall determine the length of the term of said Committee members, which in no event shall be less than one (1) year or more than two (2) years.

The result of each such election shall promptly be determined on the basis of a plurality vote of those Owners voting in such election. The results of any such election and of any removal or replacement of any member of the Committee may be evidenced by the recording of an appropriate instrument properly signed and acknowledged on behalf of the Declarant or by a majority of the Board of Trustees.

(d) After the first such election shall have been held, the Board of Trustees thereafter shall be obligated to arrange for elections (in the manner and after notice as set forth above), including elections requested in writing by fifty (50) or more Members to remove a member of the Committee. No member of the Committee may be removed except upon a majority vote (voting in favor of removing said Committee member) of those voting in an election called by the Board of Trustees for said purpose.

(e) Upon the death, resignation, refusal or inability of any member of the Committee to serve on the Board of Trustees, by majority vote, shall fill the vacancy by appointment, and the person appointed shall complete the unexpired term of his or her predecessor.

(f) If the Board of Trustees should fail or refuse to take any action herein provided to be taken by the Board of Trustees with respect to setting elections, conducting elections, counting votes, determining results and evidencing such results, or naming successor Committee members, and such failure or refusal continues for a period that is unreasonably long (in the exclusive judgment of the Declarant), then the Declarant may validly perform such function.

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STATE OF TEXAS

COUNTY OF MONTGOMERY

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COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



Mark Turnbull

(g) The members of the Committee shall be entitled to such compensation for services rendered and for reasonable expenses incurred as may, from time to time, be authorized or approved by the Association, and shall be entitled to retain architects, engineers and contractors on a fee basis to assist the Committee in reviewing plans and specifications and inspecting Lots and improvements. All such sums payable as compensation and/or reimbursement shall be payable only out of the "Maintenance Fund," as hereinafter defined.

Section 4.03 - Effect of Inaction. Approval or disapproval as to architectural control matters, as set forth in the preceding provisions of this Declaration shall be in writing. In the event that the authority exercising the prerogative of approval or disapproval (whether the Declarant or the Committee) fails to approve or disapprove in writing any plans, specifications and plot plans received by it in compliance with the preceding provisions within fifty (50) days following such submission, such plans, specifications and plot plans shall be deemed approved and the construction of any such building and other improvements may be commenced and proceeded with in compliance with all such plans and specifications and plot plan and all of the other terms and provisions hereof.

Section 4.04 - Effect of Approval. The granting of the aforesaid approval (whether in writing or by lapse of time) shall constitute only an expression of opinion by the Committee that the terms and provisions of this Declaration shall be complied with if the building and/or other improvements are erected in accordance with said plans, specifications and plot plan. Such approval shall not constitute any nature of waiver or estoppel either as to the persons expressing such approval or any other person in the event that such building and/or improvements are not constructed in accordance with such plans and specifications and plot plan or in the event that such building and/or improvements are constructed in accordance with such plans and specifications and plot plan, but nevertheless, fail to comply with the provisions of this Declaration. Further, no person exercising any prerogative of approval or disapproval shall incur any liability by reason of the good faith exercise thereof. Exercise of any such prerogative by one (1) or more members of the Committee in their capacity as such shall not constitute action by the Declarant after the election of such Committee members, notwithstanding that any such Committee member may be an officer, owner or director of Declarant.

Section 4.05 - Inspection. A ten (10) year or more warranty from a reputable, warranty company must be obtained before a Certificate of Completion, which may be required under any building guidelines or approval procedures promulgated for the Property, may be submitted. The selection of such home warranty company in regards to reputation and financial solvency shall be left to the absolute discretion of Builder or Owner. Furthermore, the Committee strongly suggests that Owners and Builders have frequent inspections made, or require their Contractors to have inspections made, in order to control the quality of the improvement being constructed. However, neither the Association, the Committee nor the Declarant is responsible for procuring such inspections and will not be liable for any damage that may occur as a result of such inspections not being done or being done improperly.

Section 4.06 - Variances. The Committee may authorize variances from compliance with any of the provisions of this Declaration, including without limitation, building setback lines or minimum acceptable construction standards or regulations and requirements as promulgated from time to time by the Committee, when circumstances such as topography, natural obstructions, Lot configuration, Lot size, hardship, aesthetic, environmental considerations or technological advancements may require a variance. Such variances must be evidenced in writing and shall become effective when signed by the Declarant or by at least a majority of the members of the Committee. If any such variances are granted, no violation of the provisions of this Declaration shall be deemed to have occurred with respect to the matter for which the variance is granted. However, the granting of a variance shall not operate to waive any of the provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall the granting of any variance affect in any way the Owner's obligation to comply with all governmental laws

and regulations affecting the property concerned and the Plat (except to the extent that the variance relates to building setback lines). As more particularly described in Section 4.10, neither the Declarant nor the Committee shall be liable to any Owner or any other person for approving or disapproving a request for a variance.

Section 4.07 - Notices of Completion and Noncompliance. Each Owner shall send a written notice of the completion ("Notice of Completion") of such owner's construction of residential improvements to the Committee and to the Association within fifteen (15) days after completion of such owner's construction. If the Committee finds that any residential construction has been done without obtaining the approval of the Committee or was not done in conformity with the approved plans and specifications and plot plan, the Committee shall notify the Owner in writing of the noncompliance, which notice ("Notice of Noncompliance") shall be given, in any event, within sixty (60) days after the Committee receives a Notice of Completion. The Notice of Non-Compliance shall specify the particulars of the noncompliance and shall require the owner to take such action as may be necessary to remedy the noncompliance. If, for any reason other than Owner's negligent acts or omissions or willful misconduct, the Committee fails to notify the Owner of any noncompliance within sixty (60) days after receipt by the Committee and the Association of the Notice of Completion, the improvements constructed by such Owner on the Lot shall be deemed in compliance if such improvements were, in fact, completed as of the date of the Notice of Completion. If, however, the Committee issues a Notice of Noncompliance, the Owner shall commence to correct the noncompliance without delay. If the Owner does not correct the noncompliance within forty-five (45) days after receipt of the Notice of Noncompliance or commence, within ten (10) days after receipt of the Notice of Noncompliance, the correction of such noncompliance in the case of a noncompliance that cannot reasonably be expected to be corrected within forty-five (45) days (provided that such Owner diligently continues the removal of such noncompliance), the Board of Trustees may, at its option, (i) record a Notice of Noncompliance against the Lot on which the noncompliance exists, and/or (ii) may otherwise correct such noncompliance, and the Owner shall reimburse the Association, upon demand, for all expenses incurred therewith, which reimbursement obligation shall be a charge on such Owner's Lot and shall be a continuing lien (secured by the same lien that secures the Maintenance Charge). The right of the Board of Trustees to remedy or remove any noncompliance shall be in addition to all other rights and remedies that the Board of Trustees may have at law, in equity, or under this Declaration to cure such noncompliance.

Section 4.08 - No Implied Waiver of Estoppel. No action or failure to act by the Committee or by the Board of Trustees shall constitute a waiver or estoppel with respect to future action by the Committee or Board of Trustees with respect to the construction of any improvements within the Subdivision. Specifically, the approval by the Committee or Board of Trustees of any such residential construction shall not be deemed a waiver of any right or an estoppel to withhold approval or consent for any similar residential construction or any similar proposals, plans, specifications or other materials submitted with respect to any other residential construction by such person or other Owners.

Section 4.09 - Disclaimer. No approval of plans and specifications and no publication or designation or architectural standards or rules and regulations shall ever be construed as representing or implying that such plans, specifications or standards will result in a properly designed structure or satisfy any legal requirements.

Section 4.10 - Non-Liability for Committee Action. Except for bad faith or willful misconduct, neither the Declarant, the Committee, the Architect, the Association, nor any member of the Board of Directors shall be liable to any Owner or any other person for any loss, damage or injury arising out of or in any way connected with any actions or failure to act or in connection with any approval or disapproval of plans and specifications or any approval or disapproval of any request for a variance, including, without limitation, mistakes in judgment, negligence, malfeasance or nonfeasance. No approval of plans and specifications and no publication of minimum construction standards or rules and regulations shall ever be construed as representing or implying

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STATE OF TEXAS
COUNTY OF MONTGOMERY
The above is a full, true and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records of Real Property in my office and preserved on Microfilm, and having Microfilm Identification Number as stamped thereon, I hereby certify



MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

BY *Mark Turnbull* DEPUTY

that, or as a warranty or guaranty that, if followed, the improvements or modifications of the improvements will comply with applicable building codes, legal requirements or other governmental laws or regulations, or as to any other matters relating to the health, safety, workmanship or suitability for any purpose.

ARTICLE V
BENTWATER PROPERTY OWNERS ASSOCIATION INC.

Section 5.01 - Membership. Every person or entity who is a record owner of any Lot that is subject to the Maintenance Charge (or could be following the withdrawal of an exemption therefrom) and other assessments provided herein, including contract sellers, shall be a "Member" of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation or those having only an interest in the mineral estate. No Owner shall have more than one membership for each Lot owned by such Member. Memberships shall be appurtenant to and may not be separated from the ownership of the Lots. Regardless of the number of persons who may own a Lot (such as husband and wife or joint tenants, etc.), there shall be but one membership for each Lot. Additionally, the initial Trustees' of the Association (and said initial Trustees' successors) shall also be Members of the Association (as more particularly described in the By-Laws). Other than said initial Trustees, ownership of the Lots shall be the sole qualification for membership. The voting rights of the Members are set forth in the By-Laws of the Association.

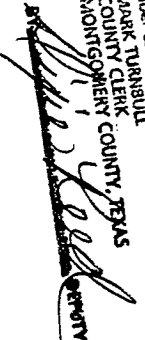

Section 5.02 - Non-Profit Corporation. Bentwater Property Owners Association, Inc., a non-profit corporation, has been organized and it shall be governed by the Articles of Incorporation and By-Laws of said Association; all duties, obligations, benefits, liens and rights hereunder in favor of the Association shall vest in said non-profit corporation.

Section 5.03 - By-Laws. The Association may adopt whatever By-Laws it may choose to govern the organization or operation of the Subdivision and the use and enjoyment of the Lots and Common Areas, provided that the same are not in conflict with the terms and provisions hereof.

Section 5.04 - Members' Rights of Enjoyment. Every Member shall have a beneficial interest of use and enjoyment in and to the Common Areas and such right shall be appurtenant to and shall pass with the title to every assessed Lot, subject to the following provisions:

- (a) the right of the Association, with respect to the Common Areas, to limit the number of guests of Members;
- (b) the right of the Association to charge reasonable admission and other fees for the use of any facility situated upon the Common Area;
- (c) the right of the Association, in accordance with its Articles and By-Laws (and subject to the prior written approval of the Declarant), to (i) borrow money for the purpose of improving and maintaining the streets and roads within the Subdivision, Lakes, Common Area and facilities (including borrowing from the Declarant or any entity affiliated with the Declarant) and (ii) mortgage the Property, however, the rights of such mortgage of said Property shall be subordinate to the rights of the Owners hereunder;
- (d) the right of the Association to suspend a Member's voting rights and the Member's and any Related User's (as defined below) right to use any recreational facilities within the Common Areas during any period in which the Maintenance Charge or any assessment against his or her Lot remains unpaid;
- (e) the right of the Association to suspend the Member's voting rights and the Member's and Related User's right to use any recreational facilities within the Common Area, after notice and hearing by the Board of Trustees, for the infraction or violation by

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STATE OF TEXAS
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original recorded in my Official Public Records of Real Property
same is recorded in the Official Public Records, and having My Own
Identification Number as stamped thereon, I hereby certify
to my office and preserved in Microfilm, and having My Own
Identification Number as stamped thereon, I hereby certify
MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



such Member or Related User of this Declaration or the "Rules and Regulations," as hereinafter discussed, which suspension shall continue for the duration of such infraction or violation, plus a period not to exceed sixty (60) days following the cessation or curing of such infraction or violation; and

(f) the right of the Association, subject to the prior written approval of the Declarant, to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility, for such purposes and subject to the provisions of Section 8.22.

(g) Notwithstanding the provisions of any Declarations for other sections of the Bentwater Project, no Member who is an owner of a Lot in any other Section of the Bentwater Project, other than owners of Lots in this Subdivision located within the area of Section 75 which are subject to the payment of Neighborhood Assessments shall have the right to use and enjoy the Common Areas within this Subdivision which are maintained through the use of the Neighborhood Assessment. However, the Owners of Lots within this Subdivision may use and enjoy any common Areas available for the use and enjoyment of all Owners of Lots within the Bentwater Project and the Common Areas within this Subdivision, subject to the Rules and Regulations of the Common Association.

Section 5.05 - Delegation of Use. Any Member may delegate, in accordance with the By-Laws, his or her right of enjoyment to the Common Area and facilities to the members of his or her immediate family living in the Member's residence, his or her tenants or contract purchasers who reside on the Property (collectively, the "Related Users"). If a Member leases his or her Lot to a tenant or sells his or her Lot to a contract purchaser, the tenant or contract purchaser, but not the Member, shall have the exclusive privilege of enjoyment of the Common Area and facilities of the Association during the term of said tenant's tenancy.

Section 5.06 - Rental and Leasing. Owners must notify the Association if their Lots are leased. Owners must also provide the Association with the name of the tenant, a copy of the lease and the current mailing address of the Owner of the Lot. In no event, however, shall any leasing be allowed except pursuant to a written agreement or form approved by the Board of Trustees that affirmatively obligates all tenants and other residents of the Lot to abide by this Declaration, the By-Laws, and the Rules and Regulations of the Association.

ARTICLE VI
MAINTENANCE FUND

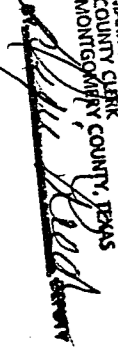

Section 6.01 - Maintenance Fund Obligation. Each Owner of a Lot by acceptance of a deed therefore, whether or not it shall be expressed in any such deed or other conveyance, is deemed to covenant and agrees to pay to the Association a general maintenance charge (the "Maintenance Charge"), the "BYCC Charge" (as hereinafter defined), a Neighborhood Assessment (for Neighborhood Lots only) and Neighborhood Special Assessment (for Neighborhood Lots only) and assessments or charges hereby levied. The Maintenance Charge, BYCC Charge, Neighborhood Assessment and any other assessments or charges hereby levied, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the Lots and shall be a continuing lien upon the property against which the Maintenance Charge and other such charges and assessments are made.

Section 6.02 - Basis of the Maintenance Charge.

(a) The Maintenance Charge shall be used to create a fund to be known as the "Maintenance Fund," which shall be used as herein provided, and each such Maintenance Charge (except as otherwise herein provided) shall be paid by the Owner

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COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



of each Lot (or residential building site) to the Association annually, in advance. The Board of Trustees shall designate the due date(s) of the Maintenance Charge from time to time by written notice to the Owner, which notice may consist of a statement for the Maintenance Charge, or on such other basis (monthly, quarterly or semi-annually) as the Board of Trustees may designate in its sole discretion. The Maintenance Charge payable during the first year of an Owner's ownership of a Lot shall be prorated and be payable at the closing of said Owner's purchase of the Lot, or when invoiced by the Association.

(b) The Neighborhood Assessment and Neighborhood Special Assessment shall be used to create a fund to be known as the "Neighborhood Fund," which shall be used as hereinafter provided, and such Neighborhood Assessment shall be paid by the Owner of each Neighborhood Lot annually in advance to the Association. The Board of Trustees shall designate the due date(s) of the Neighborhood Assessment from time to time by written notice to the Owner of the Neighborhood Lot, which notice may consist of a statement for the Neighborhood Assessment, or on such other basis (monthly, quarterly or semi-annually as the Board of Trustees may designate in its sole discretion). The Neighborhood Assessment payable during the first year of an Owner's ownership of a Neighborhood Lot shall be prorated and be payable at the closing of said Owner's purchase of the Neighborhood Lot or when invoiced by the Association. All of the rights and remedies of the Association with respect to the Maintenance Charge also shall apply to the Neighborhood Assessment and Neighborhood Special Assessment.

(c) Any Maintenance Charge, Neighborhood Assessment, or BYCC Charge not paid within thirty (30) days after the due date shall bear interest from the due date at the lesser of (i) the rate of eighteen percent (18%) per annum or (ii) the maximum rate permitted by law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the thereafter described lien against the Owner's Lot and then file suit to collect any deficiency. No Owner may waive or otherwise escape liability for the Maintenance Charge, Neighborhood Assessment or any other charge or assessment by non-use of any Common Areas or recreational facilities available for use by Owners of the Subdivision or by the abandonment of his or her Lot.

(d) The exact amount of the Maintenance Charge and Neighborhood Assessment applicable to each Lot will be determined by the Board of Trustees not less than a month preceding the due date of the Maintenance Charge. All other matters relating to the Maintenance Charge and the collection, expenditure and administration of the Maintenance Fund shall be determined by the Board of Trustees, subject to the provisions hereof. All matters relating to the Neighborhood Assessment and the collection, expenditure and administration of the Neighborhood Assessment shall be determined by the Board of Trustees of the Association. The Association shall establish a separate bank account for the Neighborhood Fund and shall not commingle any other maintenance charges with the Neighborhood Assessment.

(e) The Maintenance Charge will include a monthly charge for street lighting in the Common Areas of the Subdivision. Such charge will be included in the Association's monthly bill for electric services from Entergy/Gulf States Utilities Company (or successor company supplying electric service) and shall be in addition to all other charges that such Owner may directly incur for residential electric service. The exact amount of the street lighting charge will be determined (and adjusted from time to time) by Entergy/Gulf States Utilities Company (or a successor company supplying electric service).

(f) In addition to the Maintenance Charge, each Lot shall also be subject to a monthly utility charge payable directly to the Utility District, commencing on the first day of the first calendar month following the month in which a water line and a sanitary sewer line are extended by the Utility District to a property line of the subject Lot and terminating upon the completion of the construction of a residence on such Lot and the

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COUNTY OF ADIRONDACK

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MARK TURNBULL

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



Mark Turnbull
COUNTY CLERK

connection of such residence to such water line and sanitary sewer line and the payment by the Owner of all necessary tap or connection fees.

The amount of the utility charge shall be determined by the Utility District and shall be payable monthly, quarterly, semi-annually or annually, as determined by the entity collecting said utility charge. However, the utility charge shall be subject to a pro rata rebate in the event that a residence is completed during such year. Payment of the aforesaid utility charge is and shall be secured by the same lien that secures the Maintenance Charge, which lien shall be assigned by the Association to the Utility District.

(g) Each Owner of a Lot, other than Declarant, has agreed to obtain and maintain a "Social Membership" (as defined in the Rules and Regulations of the Bentwater Yacht & Country Club operated by BYCC) during the term of said Owner's ownership of a Lot. Said Social Membership in the Bentwater Yacht & Country Club shall be transferred to the successor Owner of an Owner's Lot in accordance with the Rules and Regulations of the Bentwater Yacht & Country Club. Each Owner may also obtain a membership ("BYCC Membership") in the Bentwater Yacht & Country Club providing membership privileges in addition to the Social Membership, which Bentwater Yacht & Country Club Memberships are currently classified as Country Club Memberships, Golf Club Memberships, Sports Club Memberships and Senior Memberships, in accordance with and as described in the Rules and Regulations of the Bentwater Yacht & Country Club. A transfer of said Bentwater Yacht & Country Club Membership or upon the sale of an Owner's Lot shall be subject to the Rules and Regulations of the Bentwater Yacht & Country Club. Each Owner of a Lot, by acceptance of the deed thereof, whether or not it shall be expressed in any such deed or other conveyance, is deemed to covenant and agree to pay directly to BYCC, unless otherwise directed by the Declarant, a monthly social membership charge and other charge, if any ("BYCC Charge") related to such Owner's additional Bentwater Yacht & Country Club Membership. The BYCC Charge, together with such interest thereon and costs of collection thereof, as provided for in the Rules and Regulations of the Bentwater Yacht & Country Club, shall be a charge on the Lots and shall be a continuing lien as to the BYCC Charge (a purchase money lien secured by the same lien that secures the Maintenance Charge), which lien as to the BYCC Charge shall be assigned by the Association to the BYCC upon the Lots against which each such BYCC Charge is made. Each Owner's right to use the facilities of the Bentwater Yacht & Country Club shall be governed by the Rules and Regulations of the Bentwater Yacht & Country Club (and not by the Association). The BYCC Charge may be payable monthly, quarterly or semi-annually, instead of annually, as determined by the BYCC by written notice thereof to the Owner.

(h) The Maintenance Charge as described in this Article VI and the Neighborhood Assessment as described in this Article VI and in Article VII, BYCC Charge, Utility Charge and other charges or assessments described in this Declaration shall not, without the consent of the Declarant, apply to the Lots owned by the Declarant.

The Declarant, prior to the Transfer Date, and the Association, from and after the Transfer Date, reserve the right at all times, in their own judgment and discretion, to exempt any Lot ("Exempt Lot") in the Subdivision from the Maintenance Charge and Neighborhood Assessment, including, without limitation, Lots owned by Builders. The exercise of such judgment and discretion when made in good faith shall be binding and conclusive on all persons and interests. If an Exempt Lot is sold to any party, the Maintenance Charge and Neighborhood Assessment shall automatically be reinstated as to the Exempt Lot and can only be waived at a later date pursuant to the provisions of the preceding sentence. The Declarant, prior to the Transfer Date, and the Association, from and after the Transfer Date, shall have the further right at any time, and from time to time, to adjust or alter said Maintenance Charge from month to month as it deems proper to meet the reasonable operating expenses and reserve requirements of the Association in order for the Association to carry out its duties hereunder.

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STATE OF TEXAS
COUNTY OF MONTGOMERY
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MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
April 2004
COUNTY

(i) The Declarant, prior to the Transfer Date, and the Association, from and after the Transfer Date, shall have the further right at any time, and from time to time, to adjust or alter said Neighborhood Assessment from month to month as it deems proper to meet the reasonable operating expenses and reserve requirements applicable to the Neighborhood Assessment in order for the Association to carry out its duties hereunder.

Section 6.03 - Creation of Lien and Personal Obligation. In order to secure the payment of the Maintenance Charge, Neighborhood Assessment (as to Neighborhood Lots), BYCC Charge, Utility Charge and other charges and assessments hereby levied, a maintenance assessment lien for the benefit of the Association, shall be and is hereby reserved in the deed from the Declarant to the purchaser of each Lot or portion thereof, which lien shall be enforceable through appropriate judicial and nonjudicial proceedings by the Association. As additional security for the payment of the Maintenance Charge, Neighborhood Assessment, BYCC Charge and other charges and assessments hereby levied, each Owner of a Lot in the Subdivision, by such party's acceptance of a deed thereto, hereby grants the Association a contractual lien on such Lot, which lien may be foreclosed on by nonjudicial foreclosure and pursuant to the provisions of Section 51.002 of the Texas Property Code (and any successor statute), and each such Owner hereby expressly grants the Association a power of sale in connection therewith. The Association shall, whenever it proceeds with nonjudicial foreclosure pursuant to the provisions of said Section 51.002 of the Texas Property Code and said power of sale, designate in writing a Trustee to post or cause to be posted all required notices of such foreclosure sale and to conduct such foreclosure sale. The Trustee may be changed at any time and from time to time by the Association by means of a written instrument executed by the President or any Vice President of the Association and filed for record in the Real Property Records of Montgomery County, Texas. The Association shall have the right to bid on and purchase such foreclosed upon Lot at such foreclosure sale.

In the event that the Association has determined to non-judicially foreclose the lien provided herein pursuant to the provisions of said Section 51.002 of the Texas Property Code and to exercise the power of sale hereby granted, the Association shall mail to the defaulting Owner a copy of the Notice of Trustee's Sale not less than twenty-one (21) days prior to the date on which said sale is scheduled by posting such notice through the U.S. Postal Service, postage prepaid, certified, return receipt requested, properly addressed to such Owner at the last known address of such Owner according to the records of the Association. If required by law, the Association or Trustee shall send any curative period notice to the Owner and also cause a copy of the Notice of Trustee's Sale to be recorded in the Real Property Records of Montgomery County, Texas.

Out of the proceeds of such sale, if any, there shall first be paid all expenses incurred by the Association in connection with such default, including but not limited to reasonable attorney's fees and a reasonable trustees fee; second, from such proceeds there shall be paid to the Association an amount equal to the amount in default; and, third, the remaining balance shall be paid to such Owner. Following any such foreclosure, each occupant of any such Lot foreclosed on and each occupant of any improvements thereon shall be deemed to be a tenant at sufferance and may be removed from possession by any and all lawful means, including a judgment for possession in an action of forcible detainer and the issuance of a writ of restitution thereunder.

In the event of nonpayment by any Owner of any Maintenance Charge, Neighborhood Assessment, BYCC Charge, Utility Charge or other charge or assessment levied hereunder, the Association may, in addition to foreclosing the lien hereby retained and exercising the remedies provided herein, upon thirty (30) days prior written notice thereof to such nonpaying Owner, exercise all other rights and remedies available at law or in equity.

It is the intent of the provisions of this Section 6.03 to comply with the provisions of said Section 51.002 of the Texas Property Code relating to nonjudicial sales by power

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STATE OF TEXAS
MONTGOMERY COUNTY, TEXAS
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original record now in my lawful custody and possession, as the
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COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

Mark Turnbull

of sale and, in the event of the amendment of said Section 51.002 of the Texas Property Code hereafter, the President or any Vice President of the Association, acting without joinder of any other Owner, mortgagee or other person may, by amendment to this Declaration filed in the Real Property Records of Montgomery County, Texas, amend the provisions hereof so as to comply with said amendments to Section 51.002 of the Texas Property Code.

As provided above, the Association shall have the right to assign the lien described in Article VI securing the payment of the BYCC Charge, Utility Charge and other charges and assessments to: (i) the Bentwater Yacht & Country Club (in the case of said BYCC Charge), (ii) the Utility District (in the case of the said Utility Charge) and (iii) the other applicable entities collecting said other charges and assessments. The assignment of said liens shall be evidenced in writing and filed for record in the Real Property Records of Montgomery County, Texas. Upon the recording of said assignment instrument(s), the assignee designated in said assignment instrument shall be entitled to exercise the same rights with respect to said entity's collection of the charge or assessment that is payable directly to said entity as the Association may exercise hereunder with respect to its collection of the Maintenance Charge.

Section 6.04 - Notice of Lien. In addition to the right of the Association to enforce the Maintenance Charge, Neighborhood Assessment or other charge or assessment levied hereunder, the Association may file a claim or lien against the Lot of the delinquent Owner by recording a notice setting forth (a) the amount of the claim of delinquency, (b) the interest and costs of collection that have accrued thereon, (c) the legal description and street address of the Lot against which the Lien is claimed and (d) the name of the Owner thereof ("Notice of Lien"). Such Notice of Lien shall be signed and acknowledged by an officer of the Association or other duly authorized agent of the Association. The lien shall continue until the amounts secured thereby and all subsequently accruing amounts are fully paid or otherwise satisfied.

When all amounts claimed under the Notice of Lien and all other costs and assessments that may have accrued subsequent to the filing of the Notice of Lien have been fully paid or satisfied, the Association shall execute and record a notice releasing the Notice of Lien upon payment by the Owner of a reasonable fee as fixed by the Board of Trustees to cover the preparation and recordation of the release of Notice of Lien instrument.

The Bentwater Yacht & Country Club (in the case of the BYCC Charge) and the Utility District (in the case of the Utility District Charge) shall each have the right to record a Notice of Lien in the event of the delinquency by an Owner in the payment of applicable charges or assessments in the same manner as the Association may file a Notice of Lien with respect to the Maintenance Charge, which Notice of Lien shall be governed by the provisions of this Section 6.04.

Section 6.05 - Liens Subordinate to Mortgages. The liens described in Section 6.03 hereof and the superior title herein reserved shall be deemed subordinate to a first lien or other liens of any bank, insurance company, savings and loan association, university, pension and profit sharing trusts or plans, or other bona fide, third-party lender, including Declarant, that may have heretofore or may hereafter lend money in good faith for the purchase or improvement of any Lot and any renewal, extension, rearrangement or refinancing thereof. Each such mortgagee of a mortgage encumbering a Lot who obtains title to such Lot pursuant to the remedies provided in the deed of trust or mortgage or by judicial foreclosure shall take title to the Lot free and clear of any claims for unpaid Maintenance Charges or other charges or assessments against such Lot that accrued prior to the time such holder acquires title to such Lot. No such sale or transfer shall relieve such holder acquiring title to a Lot from liability for any Maintenance Charge or other charges or assessments thereafter becoming due or from the lien thereof. Any other sale or transfer of a Lot shall not affect the Association's lien for Maintenance Charges or other charges or assessments. The Association shall make a good faith effort to give each such mortgagee sixty (60) days advance written notice of

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MONTGOMERY COUNTY, TEXAS



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COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

the Association's proposed foreclosure of the lien described in Section 6.01 hereof, which notice shall be sent to the nearest office of such mortgage by prepaid, U.S. registered or certified mail, return receipt requested, and shall contain a statement of delinquent Maintenance Charges or other charges or assessments upon which the proposed action is based and any other costs or legal fees that have accrued; provided, however, the Association's failure to give such notice shall not impair or invalidate any foreclosure conducted by the Association pursuant to the provisions of this Article VI.

Section 6.06 - Purpose of the Maintenance Charge. The Maintenance Charge levied by the Association shall be used exclusively for the purpose of enforcing the Declaration and other dedicatory instruments and to promote the betterment of the Property and the welfare of the Owners of the Subdivision and other portions of the Annexable Area that hereafter may become subject to the jurisdiction of the Association. In particular, the Maintenance Charge shall be used for any improvement or services in furtherance of these purposes and the performance of the Association's duties described in Article IX, including the maintenance of the Common Areas (including, without limitation, the privately owned roads and streets) and the establishment and maintenance of a reserve fund for maintenance of the Common Areas. The Maintenance Fund may be expended by the Association for any purposes that, in the judgment of the Association, will tend to maintain the property values in the Subdivision, including, but not limited to, providing funds for the actual cost to the Association of all taxes, insurance, repairs, energy charges, replacement and maintenance of the Common Areas as may from time to time be authorized by the Board of Trustees, and other facilities, services and activities as may from time to time be authorized by the Board of Trustees, including, but not limited to, construction, maintenance and operation of an administration and/or maintenance building(s), salaries of personnel and fees paid to independent contractors, mowing of grass and weeds within the Subdivision and maintaining and caring for the Common Areas (as more Particularly described in Article IX), renting or purchasing of any equipment needed to perform the duties of the Association and maintenance or replacement of such equipment, the operation, maintenance, repair and replacement of parks, recreational grounds and equipment and improvements, payment of all legal and other expenses incurred in connection with the enforcement of this Declaration, the Rules and Regulations and all other dedicatory instruments, payment of all reasonable and necessary expenses in connection with the collection and administration of the Maintenance Charge and other charges and assessments required by this Declaration or that the Board of Trustees shall determine to be necessary to meet the primary purposes of the Association.

Except for the Association's use of the Maintenance Charge to perform its duties described in this Declaration and in the By-Laws, the use of the Maintenance Charge for any of these purposes is permissive and not mandatory. It is understood that the judgment of the Association as to the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

Section 6.07 - Purpose of the Neighborhood Assessment and the Neighborhood Special Assessment. The Charge levied by the Association for the Neighborhood Assessment and the Neighborhood Special Assessment, as applicable, shall be used exclusively for the purposes as set out under Article VII Neighborhood Assessment.

The Association may not place any signage within the Subdivision except that signage approved by the Declarant at a location or locations approved by the Declarant.

Section 6.08 - Exempt Property. The following property subject to this Declaration shall be exempt from the Maintenance Charge, Neighborhood Assessment and all other charges and assessments created herein: (a) all properties dedicated to and accepted by a local public authority; (b) the Common Area; and (c) all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Texas; however, no land or improvements devoted to dwelling use shall be

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exempt from said Maintenance Charge or Neighborhood Assessment, except as otherwise provided in Section 6.02.

ARTICLE VII NEIGHBORHOOD ASSESSMENTS

Section 7.01 – Collection of the Neighborhood Assessment. The amount, method of collection and remedies for non-payment are as set forth in Article VI above.

Section 7.02 – Permissive Use of Neighborhood Assessment. Neighborhood Assessments levied by the Property Owners Association (the "Association") shall be used for any legal purpose, which is for the benefit of Neighborhood Lot Owners. The Neighborhood Assessment Fund may be expended by the Association for any purposes which, in the judgement of the Association, will tend to maintain the property values in the Subdivision, including but not limited to, providing funds for the actual cost to the Association of all taxes, insurance, repairs, energy charges, legal fees, and other charges, which are for the benefit of Neighborhood Lot Owners. The services shall be as determined by the Board of Trustees of the Association and shall not include services provided by the Association to other Owners within Bentwater and paid with the Maintenance Charge. In particular, the type of expenditure of Neighborhood Assessments may include, but shall not be limited to maintenance, repair or improvement of any Common Area (benefiting the Neighborhood Lots and the Neighborhood Lot Owners), parkways, private streets and roads, esplanades, setbacks and entryways, street lighting, mosquito control security system (for the exclusive use of Neighborhood Lot Owners) and any other services as may be in the Neighborhood Lot Owner's interest and for promotion of the recreational improvements, if any, within Section 75 that are for the exclusive use and benefit of Neighborhood Lot Owners.

Section 7.03 – Required Use of Neighborhood Assessments in Common Areas. More specifically, and without limiting the potential use of the Neighborhood Assessments, the Association shall, in addition to all the permissive uses stated herein, apply the Neighborhood Assessments as follows:

1. Installation, maintenance and repair of the irrigation and landscaping of the median at the Subdivision entrance;
2. Installation, maintenance and repair of the two 30' (more or less) wide drainage easements;
3. maintenance and repair of landscaping and other improvements within the Common Areas of the Subdivision, including but not limited to the following:
 - a. green areas;
 - b. reserves and parks; and
 - c. mailboxes; and
4. establishment of a reserve fund for the purpose of providing adequate reserves for the above described uses of the Neighborhood Assessments.

Section 7.04 – Required use of Neighborhood Assessments upon Neighborhood Lots. The Association, in connection with the operation, management and administration of the Neighborhood Fund, shall have the responsibility of the maintenance of the grounds and landscaping on the entire Neighborhood Lot after a house is constructed thereon and the initial approved landscaping is installed.

Section 7.05 – Prohibited use of Neighborhood Assessments. Neighborhood Assessments shall not be used for the replacement (cost of product, its removal or

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installation) of any grass, trees, shrubbery, or other plants that have died, are diseased or are no longer attractive. This prohibition of use of Neighborhood Assessments, does not prohibit the Association from expending funds for this purpose if a Neighborhood Lot Owner fails to pay for the costs of such landscaping installation and the Association must fund these expenses on a temporary basis while seeking reimbursement from the Neighborhood Lot Owner as more specifically set forth in Article III, Use Restrictions, Section 3.26 herein.

Section 7.06 – Level of Services. Neighborhood Lot Owners representing a majority of the Neighborhood Lots may request that the Association increase the level of service and/or provide additional services for the benefit of Neighborhood Lot Owners. The request of the Neighborhood Lot Owners must specifically state that the Neighborhood Lot Owners acknowledge that the request will increase the amount of the Neighborhood Assessments and that they will not contest the necessary increase to pay the cost of the increased level of service and/or additional service.

Section 7.07 – Neighborhood Special Assessments. In addition to the Neighborhood Assessment, the Association may levy, at any time, a Neighborhood Special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, any unexpected cost incurred by the Association to replace landscaping or other improvement within the Common Areas of Section 75.

ARTICLE VIII DECLARANT'S RIGHTS AND RESERVATIONS

Section 8.01 - Period of Declarant Rights and Reservations. Declarant shall have, retain and reserve certain rights as hereinafter set forth with respect to the Association and the Common Area from the date hereof, until the earlier to occur of (i) the Transfer Date or (ii) Declarant's written notice to the Association of Declarant's termination of the rights described in Article VIII hereof. The rights and reservations hereinafter set forth shall be deemed excepted and reserved in each conveyance of a Lot by Declarant to an Owner whether or not specifically stated therein and in each deed or other instrument by which any Property within the Common Area is conveyed by Declarant. The rights, reservations and easements hereinafter set forth shall be prior and superior to any other provisions of this Declaration and may not, without Declarant's prior written consent, be modified, amended, rescinded or affected by any amendment of this Declaration. Declarant's consent to any one such amendment shall not be construed as a consent to any other or subsequent amendment. Nothing in Article VIII of this Declaration shall limit or impair the reserved rights of Declarant as elsewhere provided in this Declaration.

Section 8.02 - Right to Construct Additional Improvements in Common Area. Declarant shall have and hereby reserves the right (without the consent of any other Owner), but shall not be obligated, to construct additional improvements within the Common Area at any time and from time to time in accordance with this Declaration for the improvement and enhancement thereof and for the benefit of the Association and Owners, so long as such construction does not directly result in the increase of the Maintenance Charge. Declarant shall convey or transfer such improvements to the Association and the Association shall be obligated to accept title to, care for and maintain the same as elsewhere provided in this Declaration.

Section 8.03 - Declarant's Right to Use Common Areas in Promotion and Marketing of the Property and Annexable Area. Declarant shall have and hereby reserves the right to reasonable use of the Common Area and of services offered by the Association in connection with the promotion and marketing of land within the boundaries of the Property and Annexable Area. Without limiting the generality of the foregoing, Declarant may erect and maintain on any part of the Common Area such signs, temporary buildings and other structures as Declarant may reasonably deem

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necessary or proper in connection with the promotion, development and marketing of land within the Property and Annexable Area; may use vehicles and equipment within the Common Area for promotional purposes; and may permit prospective purchasers of property within the boundaries of the Property and Annexable Area who are not Owners or Members of the Association to use the Common Area at reasonable times and in reasonable numbers; and may refer to the services offered by the Association in connection with the development, promotion and marketing of the Property and Annexable Area.

Section 8.04 – Declarant Rights to Complete Development of the Subdivision. No provision of this Declaration shall be construed to prevent or limit Declarant right (or require Declarant to obtain any approval) to (i) complete development of the real property within the boundaries of the Property and Annexable Area; (ii) construct, alter, demolish or replace improvements on any real property owned by Declarant within the Property or Annexable Area; (iii) maintain model homes, storage areas, offices for construction, initial sales, resales or leasing purposes or similar facilities on any property owned by Declarant or owned by the Association within the Property; (iv) post signs incidental to development, construction, promotion, marketing, sales or leasing of property within the Property and Annexable Area; (v) excavate, cut, fill or grade any property owned by Declarant; or (vi) require Declarant to seek or obtain the approval of the Committee or of the Association for any such activity or improvement to property by Declarant on any property owned by Declarant.

Section 8.05 - Declarant Rights to Grant and Create Easements. Declarant shall have and hereby reserves the right, without the consent of any other Owner or the Association, to grant or create temporary or permanent easements for access, utilities, pipeline easements, cable television systems, communication and alarm or protection systems, drainage, water and other purposes incidental to development, sale, operation and maintenance of the Subdivision, located in, on, under, over and across (i) all property, including Lots, owned by Declarant, (ii) the Common Area, and (iii) existing utility easements. Declarant also reserves the right, without the consent of the joinder of the Association or any Owner of a Lot acquired from Declarant or from any other party, to grant or create temporary or permanent easements for access or the installation of utilities (including, without limitation, sanitary sewer, water lines, storm drainage [surface or underground], electrical lines and telephone lines), cable television systems, and communication and alarm or protection systems, over, under and across any Lot so long as such granted easement is located within the area between the Lot property lines and the building setback lines established by the recorded Plat or this Declaration. Declarant also reserves the right, without the consent of any other Owner or the Association, to (i) grant or create temporary or permanent easements for access over and across the streets and roads within the Subdivision to and from F.M. 1097 for the benefit of owners of property within the Annexable Area or owners of any other property, regardless of whether the beneficiary of such easements owns property that is hereafter made subject to the jurisdiction of the Association and (ii) permit owners of property within the Annexable Area that is not made subject to the jurisdiction of the Association to use the recreational facilities of the Association and other Common Areas, including the Lakes, provided that said owners pay to the Association their proportionate share of the cost of operating and maintaining said recreational facilities and Common Areas.

Section 8.06 - Declarant's Rights to Convey Additional Common Area to the Association. Declarant shall have and hereby reserves the right, but not the obligation to convey additional real property and improvements thereon, if any, to the Association as Common Area at any time and from time to time in accordance with this Declaration, without the consent of any other Owner or the Association.

Section 8.07 - Annexation of Annexable Area. Additional residential property and areas outside of the Subdivision including, without limitation, the Annexable Area, may, at any time and from time to time, be annexed by the Declarant into the real property that becomes subject to the jurisdiction and benefit of the Association, without the

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MARK TURIBULLI
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MONTGOMERY COUNTY, TEXAS
Mark Turibulli
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consent of the Owners or any other party; provided, however, such additional residential property outside of the Annexable Area may be made subject to the jurisdiction of the Association by the Declarant, without the consent of the Owners or any other party, provided that the annexation is in accordance with a general plan theretofore approved by the Board of Trustees. The Owners of Lots in such annexed property, as well as all other Owners subject to the jurisdiction of the Association, shall be entitled to the use and benefit of all Common Areas that are or may become subject to the jurisdiction of the Association, provided that such annexed property is impressed with and subject to at least the Maintenance Charge imposed hereby.

ARTICLE IX
DUTIES AND POWERS OF THE PROPERTY OWNERS ASSOCIATION

Section 9.01 - General Duties and Powers of the Association. The Association has been formed to further the common interests of the Members. The Association, acting through the Board of Trustees or through persons to whom the Board of Trustees has delegated such powers (and subject to the provisions of the By-Laws), shall have the duties and powers hereinafter set forth and, in general, the power to do anything that may be necessary or desirable to further the common interests of the Members, to maintain, improve and enhance the Common Areas and to improve and enhance the attractiveness and desirability of the Subdivision and any portion of the Annexable Area that becomes subject to the jurisdiction of the Association. The Association shall have the authority to act as the agent and attorney-in-fact for all Members of the Association and to enter into any and all contracts on behalf of the Members in order to carry out the duties, powers and obligations of the Association as set forth in this Declaration.

Section 9.02 - Duty to Accept the Property and Facilities Transferred by Declarant. The Association shall accept title to any property, including any improvements thereon and personal property transferred to the Association by Declarant, and equipment related thereto, together with the responsibility to perform any and all administrative functions and recreation functions associated therewith (collectively herein referred to as "Functions"), provided that such property and Functions are not inconsistent with the terms of this Declaration. Property interests transferred to the Association by Declarant may include fee simple title, easements, leasehold interests and licenses to use such property. Any property or interest in property transferred to the Association by Declarant shall be within the boundaries of the Property or Annexable Area. Any property or interest in property transferred to the Association by Declarant shall, except to the extent otherwise specifically approved by resolution of the Board of Trustees, be transferred to the Association free and clear of all liens and mortgages (other than the lien for property taxes and assessments not then due and payable), but shall be subject to the terms of this Declaration, the terms of any declaration of covenants, conditions and restrictions annexing such property to the Common Area, any amendments to either and all easements, covenants, conditions, restrictions and equitable servitudes or other encumbrances that do not materially affect the use and enjoyment of such property by the Association or by the Owners authorized to use such property.

Except as otherwise specifically approved by resolution of the Board of Trustees, no property or interest in property transferred to the Association by the Declarant shall impose upon the Association any obligation to make monetary payments to Declarant or any affiliate of Declarant including, but not limited to, any purchase price, rent, charge or fee. The property or interest in property transferred to the Association by Declarant shall not impose any unreasonable or special burdens of ownership of property, including the management maintenance replacement and operation thereof.

Section 9.03 - Duty to Manage and Care for the Common Area. The Association shall manage, operate, care for, maintain and repair all Common Areas and keep the same in a safe, attractive and desirable condition for the use and enjoyment of the Members. The duty to operate, manage and maintain the Common Areas may include,

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but not be limited to, the following: establishment, operation and maintenance of a patrol, alarm monitoring and/or alarm system for the Subdivision; landscaping, maintenance, repair and replacement of the privately owned roads and streets (including the installation and maintenance of a sprinkler system); maintenance, repair and replacement of the privately owned roads and streets, roadside ditches and culverts, culvert pipes underneath streets, bridges, traffic control improvements (traffic signals and street lights); and mowing of street right-of-ways and other portions of the Subdivision.

Section 9.04 - Duty to Pay Taxes. The Association shall pay all taxes and assessments levied upon the Common Areas and shall have the right to contest any such taxes or assessments provided that (i) the Association shall contest the same by appropriate legal proceedings that shall have the effect of preventing the collection of the tax or assessment, and the sale or foreclosure of any lien for such tax or assessment, and (ii) provided that the Association shall keep and hold sufficient funds to pay and discharge the taxes and assessments, together with any interest and penalties that may accrue with respect thereto, if the contest of such taxes is unsuccessful.

Section 9.05 - Duty to Maintain Casualty Insurance. The Association shall obtain and keep in full force and effect at all times, to the extent reasonably obtainable, casualty, fire and extended coverage insurance with respect to all insurable improvements and personal property owned by the Association including coverage for vandalism and malicious mischief and, if available and if deemed appropriate, coverage for flood, earthquake and war risk. Casualty, fire and extended coverage insurance with respect to insurable improvements shall, to the extent reasonably obtainable, be for the full insurable value based on current replacement cost.

Section 9.06 - Disbursement of Proceeds. Proceeds of Insurance policies shall be used to replace, repair or reconstruct damaged portions of the Common Area. Any proceeds remaining after defraying such costs of repairs, replacement or reconstruction of the Common Areas shall be retained by and for the benefit of the Association. This is a covenant for the benefit of any mortgagee of a Lot and may be enforced by such mortgagee.

Section 9.07 - Damage and Destruction. Immediately after the damage or destruction by fire or other casualty to all or any part of the Common Areas covered by insurance written in the name of the Association, the Board of Trustees or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed property. Repair of reconstruction, as used in this Section 9.07, means repairing or restoring the damaged or destroyed property to substantially the same condition in which it existed prior to the fire or other casualty.

Section 9.08 - Repair, Replacement and Reconstruction. If the damage or destruction for which the insurance proceeds are paid is to be repaired, replaced or reconstructed and such proceeds are not sufficient to defray the cost thereof, the Board of Trustees shall, without the necessity of a vote of the Association's Members, levy a special assessment against all Owners in proportion to the number of Lots owned by such Owners. Additional assessments may be made in like manner at any time during or following the completion of any repair or reconstruction. If the funds available from said special assessment exceed the cost of such repair, replacement or reconstruction, such excess shall be deposited for the benefit of the Association.

Section 9.09 - Duty to Maintain Liability Insurance. The Association shall obtain and keep in full force and effect at all times, to the extent reasonably obtainable, broad form comprehensive liability insurance covering public liability for bodily injury and property damage including, but not limited to, if the Association owns or operates motor vehicles, public liability for bodily injury and property damage arising as a result of the ownership and operations of motor vehicles and director and officer insurance with

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MONTGOMERY COUNTY, TEXAS



BY *Mark Turnbull*
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

policy limits and deductibles as set by the Declarant and/or the Association in its sole and absolute discretion.

Section 9.10 - General Provisions Concerning Insurance. Insurance obtained by the Association may contain such deductible provisions as good business practice may dictate. In the event that the Association sustains a loss by reason of fire or other casualty that is covered by a fire and extended coverage insurance policy, and such fire or other casualty is caused in whole or in part by the acts or omissions of the Declarant, any Member or any officer, director, agent, employee, contractor or employee of the Declarant or Member, then the Association agrees that to the extent the Association is compensated for such loss by its aforesaid insurance proceeds, the Association shall have no right of recovery against the Declarant, any Member or any officer, director, agent, employee, contractor or any employee of the Declarant, any Member or any officer, director, party shall have any such right of recovery by way of assignment, subrogation or otherwise. Insurance obtained by the Association shall, to the extent reasonably possible, and provided Declarant reimburses the Association for any additional premium payable on account thereof, name Declarant as an additional insured. Insurance policies and insurance coverage shall be reviewed at least annually by the Board of Trustees to ascertain whether coverage under the policies is sufficient in the light of the current values of the Common Area and in light of the possible or potential liabilities of the Association. Casualty, fire and extended coverage insurance may be provided under blanket policies covering the Common Area and other property of Declarant.

Section 9.11 - Other Insurance and Bonds. The Association shall obtain such other insurance as may be required by law, including worker's compensation insurance, and shall have the power to obtain such other insurance and such fidelity, indemnity or other bonds as the Association shall deem necessary or desirable.

Section 9.12 - Duty to Prepare Budgets. The Association shall prepare budgets for the Association, which budgets shall include a reserve fund for the maintenance of all Common Areas.

Section 9.13 - Duty to Levy and Collect the Maintenance Charge. The Association shall levy, collect and enforce the Maintenance Charge and other charges and assessments as elsewhere provided in this Declaration.

Section 9.14 - Duty to Prepare Annual Review. The Association shall prepare an annual, unaudited, independent review of the accounts of the Association.

Section 9.15 - Duties with Respect to Architectural Approvals. The Association shall perform functions to assist the Committee as elsewhere provided in Article IV of this Declaration.

Section 9.16 - Power to Acquire Property and Construct Improvements. The Association may acquire property or an interest in property (including leases, improvements and personal property) for the common benefit of Owners. The Association may construct improvements on the Property and may demolish existing improvements.

Section 9.17 - Power to Adopt Rules and Regulations. The Association may adopt, amend, repeal and enforce rules and regulations, fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas and the use of any other property within the Common Area, including Lots. Any such Rules and Regulations shall be reasonable and uniformly applied (as to all Owners, if applicable, and to Owners of similarly restricted Lots). Such Rules and Regulations shall be effective only upon adoption by resolution of the Board of Trustees. Notice of the adoption, amendment or repeal of any Rule and Regulation shall be given by posting any such Rule or Regulation for thirty (30) days after the date of adoption in the Association office, and copies of the currently effective Rules and

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MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY TEXAS
BY *Mark Turnbull* DEPUTY

Regulations shall be made available to each Member upon request and payment of the reasonable expense of copying the same. Each Member shall comply with such Rules and Regulations and shall see that such Member's Related Users comply with such Rules and Regulations. In the event of conflict between the Rules and Regulations and the provisions of this Declaration, the provisions of this Declaration shall prevail.

Section 9.18 - Power to Enforce Restrictions and Rules and Regulations. The Association (and any Owner with respect only to the remedies described in (ii) and (iii) below) shall have the power to enforce the provisions of this Declaration and the Rules and Regulations and shall take such action as the Board of Trustees deems necessary or desirable to cause such compliance by each Member and each Related User. Without limiting the generality of the foregoing, the Association shall have the power to enforce the provisions of this Declaration and of the Rules and Regulations of the Association by any one or more of the following means:

(i) by entry upon any property within the Subdivision after notice and hearing (unless a bona fide emergency exists in which event this right of entry may be exercised without notice (written or oral) to the Owner in such manner as to avoid any unreasonable or unnecessary interference with the lawful possession, use or enjoyment of the improvements situated thereon by the Owner or any other person), without liability by the Association to the Owner thereof, for the purpose of enforcement of this Declaration or the Rules and Regulations; (ii) by commencing and maintaining actions and suits to restrain and enjoin any breach or threatened breach of the provisions of this Declaration or the Rules and Regulations, by mandatory injunction or otherwise; (iii) by commencing and maintaining actions and suits to recover damages for breach of any of the provisions of this Declaration or the Rules and Regulations; (iv) by exclusion, after notice and hearing, of any Member or Related User from use of any recreational facilities within the Common Areas during and for up to sixty (60) days following any breach of this Declaration or such Rules and Regulations by such Member or any Related User, unless the breach is a continuing breach in which case such exclusion shall continue for so long as such breach continues; (v) by suspension, after notice and hearing, of the voting rights of a Member during and for up to sixty (60) days following any breach by such Member or a Related User of a provision of this Declaration or such Rules and Regulations, unless the breach is a continuing breach in which case such suspension shall continue for so long as such breach continues; (vi) by levying and collecting, after notice and hearing, an assessment against any Member for breach of this Declaration or such Rules and Regulations by such Member or Related User which assessment reimburses the Association for the costs incurred by the Association in connection with such breach or in connection with remedying such breach; (vii) by levying and collecting, after notice and hearing, reasonable and uniformly applied fines and penalties, established in advance in the Rules and Regulations of the Association, from any Member or Related User for breach of this Declaration or such Rules and Regulations by such Member or Related User; and (viii) by taking action itself to cure or abate such violation and to charge the expenses thereof, if any, to such violating Members, plus attorney's fees incurred by the Association with respect to exercising such remedy.

Before the Board may invoke the remedies provided above, it shall give notice by registered mail, return receipt requested, of such alleged violation to Owner, and shall afford the Owner a hearing. If, after the hearing, a violation is found to exist, the Board's right to proceed with the listed remedies shall become absolute. Each day a violation continues shall be deemed a separate violation. Failure of the Association, the Declarant, or of any Owner to take any action upon any breach or default with respect to any of the foregoing violations shall not be deemed a waiver of the right to take enforcement action thereafter or upon a subsequent breach or default.

Section 9.19 - Power to Provide Public Functions. The Association shall have the power, but not the obligation, to acquire, construct, operate, manage, maintain, repair and replace utilities, and additional public facilities, and to provide other Functions as more particularly described in this Declaration.

CERTIFIED COPY CERTIFICATE

STATE OF TEXAS
COUNTY OF MONTGOMERY
The above is a full, true and correct photographic copy of the
original recorded now in my lawful custody and possession, as the
same is recorded in the Official Public Records of Real Property
in my office and preserved on Microfilm, and having verified
Identification Number as stamped thereon. I hereby certify



MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

DEPUTY

Section 9.20 - Power to Provide Special Services for Members. The Association shall have the power, but not the obligation, to provide special or additional services to a Member or group of Members. Any service or services to a Member or group of Members shall be provided pursuant to an agreement in writing, which shall provide for payment to the Association by such Member or group of Members of the reasonably estimated costs and expenses of the Association of providing such services, including its proportionate share of the overhead expenses of the Association and shall contain reasonable provisions assuring that the obligation to pay for such services shall be binding upon any heirs, personal representatives, successors or assigns of the Member or group of Members and that the payment for such services shall be secured by a lien on the property of the Member or group of Members as provided for in Article VII. Such additional or special services may also be deleted upon request of such Member or, if a group of Members requested such additional or special services, upon approval of such Members owning a majority of the Lots that were receiving such special or additional services.

Section 9.21 - Power to Grant Easements. In addition to any blanket easements described in this Declaration, the Association shall have the power to grant access, utility, drainage, water facility and other such easements in, on, over or under the Common Area. Additionally, the Association, from and after the Transfer Date, shall have the power to grant access, utility, drainage, water facility and other similar easements in, on, over and under Lots provided that such easements do not unreasonably interfere with the rights of the Owner of such Lots.

Section 9.22 - Power to Convey and Dedicate Property to Government Agencies. The Association shall have the power to grant, convey, dedicate or transfer any Common Areas or facilities to any public or governmental agency or authority for such purposes and subject to such terms and conditions as the Association shall deem appropriate, which power may be exercised (i) prior to the Transfer Date by the Board of Trustees and (ii) from and after the Transfer Date by the Association, with the approval of not less than two-thirds (2/3) of the Members agreeing in writing or by voting at any scheduled meeting of the Members and with the prior written approval of the Declarant. The Association may, subject to the limitations of the preceding sentence, convey property to a public or governmental agency or authority in lieu of such property being condemned by such public or governmental agency or authority.

Section 9.23 - Power to Borrow Money and Mortgage Common Area. The Association, with the prior written approval of the Declarant, shall have the power to borrow money and to encumber the Common Area as security for such borrowing, subject to the limitations provided elsewhere in this Declaration and the By-Laws with respect to required approvals and consents to such action. With respect to any deed of trust encumbering the Common Area, the lender's rights thereunder shall be limited to a right, after taking possession of such Common Area following the lender's foreclosure of the deed of trust, to charge reasonable admission and other fees as a condition to the continued enjoyment by the Members and, if necessary, until the mortgage debt is satisfied, whereupon the exclusive possession of such Common Area shall be returned to the Association.

Section 9.24 - Power to Employ Manager. The Association shall have the power to retain and pay for the services of a manager or managers to undertake the management of any of the Functions for which the Association has responsibility under this Declaration to the extent deemed advisable by the Association, and may delegate any of its duties, powers or functions to any such manager. Notwithstanding any delegation to a manager of any duties, powers or functions of the Association, the Association and its Board of Trustees shall remain ultimately responsible for the performance and exercise of such duties, powers and functions.

Section 9.25 - Power to Engage Employees Agents and Consultants. The Association shall have the power to hire and discharge employees and agents and to retain and pay for legal, accounting and other professional services as may be

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STATE OF TEXAS
COUNTY OF MONTGOMERY
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FRANK TURIBSULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
Frank Turibull
CLERK

necessary or desirable in connection with the performance of any duties or the exercise of any powers of the Association under this Declaration.

Section 9.26 - Power to Charge Fees. The Association and its agents shall have the power to charge fees for any additional or special services the Association provides to the Members or to other individuals or entities, so long as such services are not required to be performed by the Association under these Restrictions.

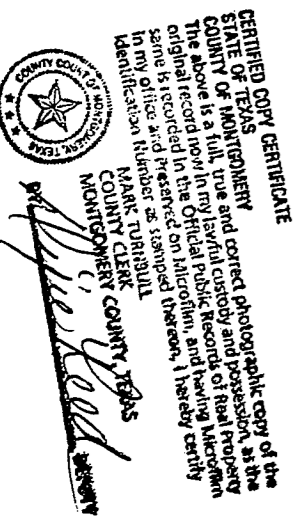
Section 9.27 - General Corporate Power. The Association shall have all of the ordinary powers and rights of Texas non-profit corporation formed under the Texas Non-Profit Corporation Act, including, without limitation, entering into partnership and other agreements, subject only to such limitations upon such powers as may be set forth in this Declaration, the Articles of Incorporation, By-Laws or other dedicatory instruments. The Association shall also have the power to do any and all lawful things that may be authorized, required or permitted to be done under this Declaration, the Articles of Incorporation, By-Laws and other dedicatory instruments and to do and perform any and all acts that may be necessary or desirable for, or incidental to, the exercise of any of the express powers or rights of the Association under this Declaration, the Articles of Incorporation, By-Laws and other dedicatory instruments.

ARTICLE X
NATURAL GAS OR PROPANE GAS

Section 10.01 - Non-Utilization Charge. If Declarant or Association enters into a contract with a natural gas company or a propane gas company to provide gas service to all Lots in this Section 75 ("Gas Contract"), such Gas Contract shall require minimum usage to be made of the service. Pursuant to the Gas Contract, all houses not under construction at the time the Gas Contract is entered into by the Declarant or Association shall have a minimum of gas water heating and gas central comfort heating, or pay a non-utilization fee. Therefore, the Owner of any house completed in this Section 75 (on which construction commenced following the effective date of the Gas Contract) that does not utilize both gas water heating and gas central comfort heating appliances shall pay to the natural gas company or propane gas company providing such gas service the non-utilization of gas facilities charge set out in the Gas Contract. This non-utilization charge shall be due thirty (30) days from completion of the non-utilizing house. In the event this non-utilization charge is not paid timely by the Owner of the non-utilizing house, after demand is made for such payment, the Declarant or Association may, at its option, pay such charge and the payment so made, if any, shall be secured by the lien securing the payment of the Maintenance Charge described in Article VII of this Declaration, which lien shall only be extinguished by payment of such charge, plus attorneys' fees, costs and interest on the amount paid by the Declarant or the Association until Declarant or the Association is reimbursed therefore at the lesser of: (i) eighteen percent (18%) per annum or (ii) the maximum rate permitted by applicable law.

Section 10.02 - Underground Natural Gas or Propane Gas Service Connection and Meter Location. If the Declarant or Association enters into a Gas Contract with a natural gas company or a propane gas company to provide gas service to all Lots in this Section 75, the following restrictions and conditions shall apply with respect to all Owners who have not commenced construction of their respective residences and to any Owners who have commenced construction of their respective residences but who elect to receive service under the Gas Contract:

(a) The residential gas meter, unless otherwise approved by the Committee, shall be located along the side of the house and within ten (10) feet from the front corner of the house. In the event the gas meter shall be located behind a fence, the Owner or Builder shall provide a gate near the meter location as access for the gas company to read the meter.



(b) The requirements with respect to construction, costs of construction and future maintenance of the gas service line from the gas main to the gas meter location, which are binding on the Owners, shall be determined in accordance with the Gas Contract with the Declarant or Association.

(c) In the event the Gas Contract provides for the gas company to construct the gas service line from the gas main to the gas meter: (i) the Owner or Builder shall pay to the gas company a fee to be determined by the gas company for such construction, and (ii) there is hereby dedicated a five (5) foot wide gas service utility easement, extending from the surface of the ground downward, said easement being two and one-half feet (2 1/2') on each side of the gas service line as now, or hereafter constructed, and will extend along the route selected by the gas company for its gas main to the gas meter when and as located upon Lots and Reserves in the Subdivision. The gas company shall have the right to excavate said easement strip and to remove objects, structures, growths or protrusions thereon. The Owner's use of this utility easement is subject to the provisions in Section 2.04.

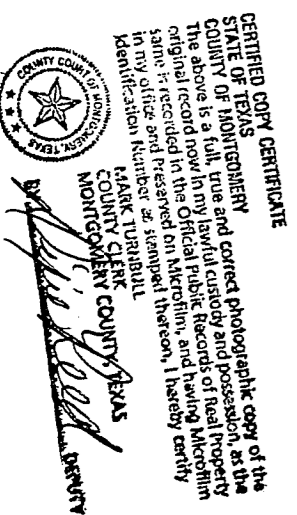
Section 10.03 - Individual Propane Tanks. If the Declarant or Association enters into the Gas Contract with a natural gas company or propane gas company to provide gas service to all Lots in this Section 75, individual propane tanks may not be installed to service a residence. However, if no Gas Contract is entered into prior to an Owner's commencement of construction of a residence, then such Owner may have the option of supplying propane gas service to his or her residence with installation of an individual propane tank subject to the following restrictions:

(a) Gas piping within and outside of the residence must be installed in accordance with the rules and regulations as established or may be established by the Texas Railroad Commission (and any other applicable governmental agency). The plumber installing such gas piping must be licensed by the Texas Railroad Commission (and any other applicable governmental agency).

(b) The propane tank must be buried with a minimum of two feet (2') of cover complete with appropriate venting and with cathodic protection. The buried tank must be located a minimum of ten feet (10') from any building and ten feet (10') from any property line. The propane tank must be constructed of materials and designed for a minimum twenty (20) year usable life. Installation requirements and location must meet the minimum specifications as established or will be established by the Texas Railroad Commission and any other applicable governmental agency.

ARTICLE XI ELECTRICAL SERVICE

Section 11.01 - Underground Residence Electrical Service Connection.
Entergy/Gulf States Utilities Co. shall, in accordance with policies established by Entergy/Gulf States Utilities Co. from time to time, construct the underground service cable and appurtenances from the point of the electric company's metering at the residence to the point of attachment at such company's transformers or energized secondary junction boxes under and across an easement provided for such construction. The Owner of each Lot shall pay to Entergy/Gulf States Utilities Co. the cost of constructing such underground service cable and appurtenance in an amount to be determined by Entergy/Gulf States Utilities Co.



ARTICLE XII
GENERAL PROVISIONS

Section 12.01 - Term. The provisions hereof shall run with all property in the Subdivision and shall be binding upon all Owners and all persons claiming under them for a period of forty (40) years from the date this Declaration is recorded, after which time said Declaration shall be automatically extended for successive periods of ten (10) years each, unless an instrument, signed by Owners (including the Declarant) owning not less than two-thirds (2/3) of the Lots has been recorded agreeing to amend or change, in whole or in part, this Declaration.

Section 12.02 - Amendments. This Declaration may be amended or changed, in whole or in part, at any time by the written agreement or signed ballot of Owners (including the Declarant) entitled to cast not less than two-thirds (2/3) of the votes of the Owners. If the Declaration is amended by a written instrument signed by those Owners entitled to cast not less than two-thirds (2/3) of all of the votes of the Owners of the Association, such amendment must be approved by said Owners within three hundred sixty-five (365) days of the date the first Owner executes such amendment. The date an Owner's signature is acknowledged shall constitute prima facia evidence of the date of execution of said amendment by such Owner.

Those Owners are entitled to cast not less than two-thirds (2/3) of all of the votes of the Members of Association may also vote to amend this Declaration, in person or by proxy, at a meeting of the Owners duly called for such purpose, written notice of which shall be given to all Owners at least ten (10) days and not more than sixty (60) days in advance and shall set forth the purpose of such meeting. Notwithstanding any provision contained in the By-Laws to the contrary, a quorum, for purposes of such meeting, shall consist of not less than seventy percent (70%) of all of the Owners (in person or by proxy) entitled to vote. Any such amendment shall become effective when an instrument is filed for record in the Real Property Records of Montgomery County, Texas, accompanied by a certificate, signed by a majority of the Board of Trustees, stating that the required number of Owners executed the instrument amending this Declaration or cast a written vote, in person or by proxy, in favor of said amendment at the meeting called for such purpose. Copies of the written ballots pertaining to such amendment shall be retained by the Association for a period of not less than three (3) years after the date of filing of the amendment or termination.

Section 12.03 – Amendments by the Declarant. In addition to any other right given hereunder pertaining to amendments, the Declarant shall have and reserves the right at any time and from time to time prior to the Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged, and filed for record for the purpose of correcting any typographical or grammatical error, oversight, ambiguity or inconsistency appearing herein, provided that any such amendment shall be consistent with and in furtherance of the general plan and scheme of development as evidenced by this Declaration and shall not impair or adversely affect the vested priority or other rights of any Owner or his or her mortgagee. Additionally, Declarant shall have and reserves the right at any time and from time to time prior to the Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged and filed for record for the purpose of permitting the Owners to enjoy the benefits from technological advances, such as personal or home protection, alarm, communications (including television) or energy-related devices or equipment that did not exist or were not in common use in residential subdivisions at the time this Declaration was adopted. Likewise, the Declarant shall have and reserves the right at any time and from time to time prior to the Transfer Date, without the joinder or consent of any Owner or other party, to amend this Declaration by an instrument in writing duly signed, acknowledged and filed for record for the purpose of prohibiting the use of any device or apparatus developed and/or available for residential use following the date of this Declaration if the use of such device or apparatus will adversely affect the Association or will adversely affect the property values within the Subdivision.

CERTIFIED COPY CERTIFICATE

STATE OF TEXAS
COUNTY OF MONTGOMERY
The above is a full, true and correct photographic copy of the original recorded in the Official Public Records of Real Property in my office and preserved on microfilm, and hereby certify Identification Number as stipulated thereon, hereby certify



MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

Mark Turnbull
COUNTY CLERK

The Declarant shall have and reserves the right to transfer to the Association at any time any right held and/or reserved to the Declarant under this Section, which transfer shall be evidenced by an instrument executed by the Declarant and filed for record in the real property records of Montgomery County, Texas.

Section 12.04 - Severability. Each of the provisions of this Declaration shall be deemed independent and severable and the invalidity of unenforceability or partial invalidity or partial unenforceability of any provision or portion hereof shall not affect the validity or enforceability of any other provision.

Section 12.05 - Mergers and Consolidations. The Association may participate in mergers and consolidations with other non-profit corporations organized for the same or similar purposes, provided that (i) prior to the Transfer Date any such merger or consolidation shall be approved (in writing or at a meeting duly called for such purpose) or by two-thirds (2/3) of the Trustees and (ii) from and after the Transfer Date any such merger or consolidation shall have the consent (in writing or at a meeting duly called for such purpose) of those Members entitled to cast not less than two-thirds (2/3) of the votes of all of the Members of the Association and the Declarant.

Upon a merger or consolidation of the Association with another association as provided in its Articles of Incorporation, the properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association, or alternatively, the properties, rights and obligations of the other association may, by operation of law, be added to the properties, rights and obligations of the Association as a surviving corporation pursuant to the merger. The surviving or consolidated association will be subject to the covenants and restrictions established by this Declaration within the Subdivision, together with the covenants and restrictions established upon any other properties as one scheme. No such merger or consolidation however, shall effect any revocation, change or addition to the covenants and restrictions established by this Declaration, except as changed by amendment of this Declaration or by the plan of merger or consolidation. In the event of any inconsistency between the terms and provisions of this Declaration and the terms and provisions of any of the merger or consolidation documents, the terms and provisions of the merger or consolidation documents shall control.

Section 12.06 - Liberal Interpretation. The provisions of this Declaration shall be liberally construed as a whole to effectuate the purpose of this Declaration.

Section 12.07 - Successors and Assigns. The provisions hereof shall be binding upon and inure to the benefit of the Owners, the Declarant and the Association, and their respective heirs, legal representatives, executors, administrators, successors and assigns.

Section 12.08 - Effect of Violations on Mortgages. No violation of the provisions herein contained, or any portion thereof, shall affect the lien of any mortgage or deed of trust presently or hereafter placed of record or otherwise affect the rights of the mortgagee under any such mortgage, the holder of any such lien or beneficiary of any such deed of trust; and any such mortgage, lien, or deed of trust may, nevertheless, be enforced in accordance with its terms, subject, nevertheless, to the provisions herein contained.

Section 12.09 - Terminology. All personal pronouns used in this Declaration and all exhibits attached hereto, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural and vice versa. Title of Articles and Sections are for convenience only and neither limit nor amplify the provisions of this Declaration itself. All references in this Declaration to Exhibits shall refer to the Exhibits attached hereto.

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
The above is a full, true and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records of Real Property in my office and preserved on Microfilm, and having Microfilm Identification Number as stamped thereon, I hereby certify



MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
of *Mark Turnbull* DEPUTY

Section 12.10 - Effect on Annexable Area. The provisions of this Declaration do not impose any restrictions whatsoever or otherwise encumber the Annexable Area, unless and until portions of the Annexable Area are made subject to the jurisdiction of the Association by a separate instrument executed solely by Declarant or its successors and assigns and any lienholders, which instrument is recorded in the Real Property Records of Montgomery County, Texas.

Section 12.11 - Declarant's Rights and Prerogatives. Prior to the Transfer Date, the Declarant may file a statement in the Real Property Records of Montgomery County, Texas, that expressly provides for the Declarant's (i) discontinuance of the exercise of any right or prerogative provided for in this Declaration to be exercised by the Declarant or (ii) assignment to any third party owning property in the Subdivision, Annexable Area or to the entities owning the Country Club and Yacht Club, of one or more of Declarant's specific rights and prerogatives provided in this Declaration to be exercised by Declarant.

The assignee designated by Declarant to exercise one or more of Declarant's rights or prerogatives hereunder shall be entitled to exercise such right or prerogative until the earlier to occur of the (i) Transfer Date or (ii) date that said assignee files a statement in the Real Property Records of Montgomery County, Texas, that expressly provides for said assignee's discontinuance of the exercise of said right or prerogative. From and after the date that the Declarant discontinues its exercise of any right or prerogative hereunder and/or assigns its right to exercise one or more of its rights or prerogatives to an assignee, the Declarant shall not incur any liability to any Owner, the Association or any other party by reason of the Declarant's discontinuance or assignment of the exercise of said right(s) or prerogative(s).

Section 12.12 - Accommodation. Reasonable accommodations under these Restrictions shall be made in order to comply with any special needs of the Owners as required by local, state and federal laws.

CERTIFIED COPY CERTIFICATE

STATE OF TEXAS

COUNTY OF MONTGOMERY

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MARK TURNBULL

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

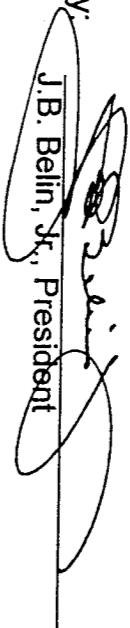


Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, hereunto set
its hand as of December 1st, 1999.

Bentwater on the North Shore, Ltd., a Texas
Limited Partnership, by its sole General
Partner

By: J.B. Land Co., Inc., a Texas Corporation

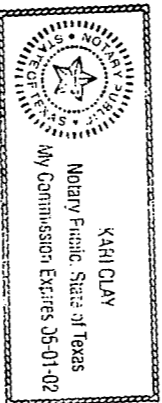
By: 
J.B. Belin, Jr., President

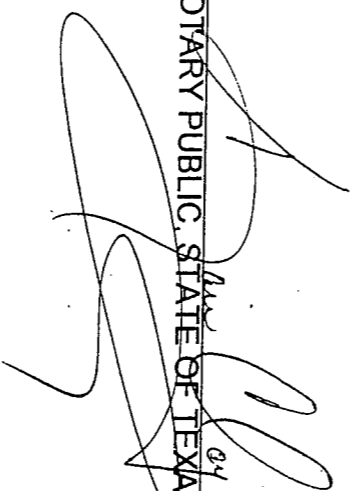
STATE OF TEXAS

COUNTY OF Montgomery

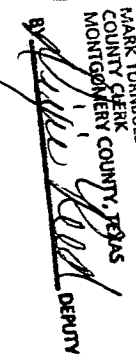
BEFORE ME, the undersigned authority, on this day personally appeared J.B. Belin, Jr.,
President of J.B. Land Co., Inc., a Texas corporation and General Partner of Bentwater on
the North Shore, Ltd., a Texas Limited Partnership, on behalf of said Limited Partnership
known to me to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purposes of consideration therein
expressed and in the capacity therein and herein set out, and as the act and deed of said
Limited Partnership.


GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of
December, 1999.




NOTARY PUBLIC, STATE OF TEXAS

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
The above is a full, true and correct photographic copy of the
original record now in my lawful custody and possession, as the
same is recorded in the Official Public Records of Real Property
in my office and preserved on Microfilm, and I hereby certify
Identification Number is stamped thereon. I hereby certify

MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
BY  DEPUTY

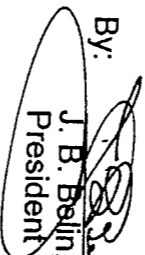


JOINDER OF LIENHOLDER

Omega Financial Services, Ltd., a Texas Limited Partnership, owner and holder of a mortgage lien and/or other liens, assignments and security interests encumbering all or a portion of the Property hereby consents to the terms and provisions of this Declaration of Covenant, Conditions and Restrictions for Bentwater Section 75 to which this Joinder is attached and acknowledges that the execution thereof does not constitute a default under the lien document or other document executed in connection with or as security for the indebtedness above described and subordinates the liens of the lien document and any other liens and/or security instruments securing said indebtedness to the rights and interests created under said Declaration, and acknowledges and agrees that a foreclosure of said liens and/or security interests shall not extinguish the rights, obligations and interests created under this Declaration. No warranties of title are hereby made by lienholder, lienholder's joinder hereunder being solely limited to such consent and subordination.

OMEGA FINANCIAL SERVICES, LTD.,
a Texas limited partnership,
by its sole General Partner

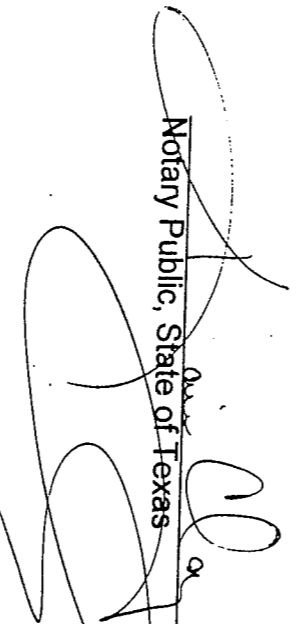
By: Alpha Advisory Group, Inc.,
a Texas corporation

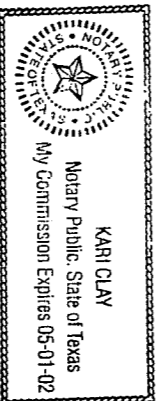
By: 
J. B. Belin, Jr.
President

STATE OF TEXAS :

COUNTY OF Montgomery :

This instrument was acknowledged before me on Dec. 9th, 1999, by J. B. Belin, Jr. of Omega Financial Services, Ltd., a Texas Limited Partnership, on behalf of such entity and in the capacity therein stated.


Notary Public, State of Texas



CERTIFIED COPY CERTIFICATE
STATE OF TEXAS

COUNTY OF MONTGOMERY

The above is a full, true and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records of Real Property in my office and preserved on microfilm, and having the Official Identification Number or stamp thereon, I hereby certify

MARK TURNBULL

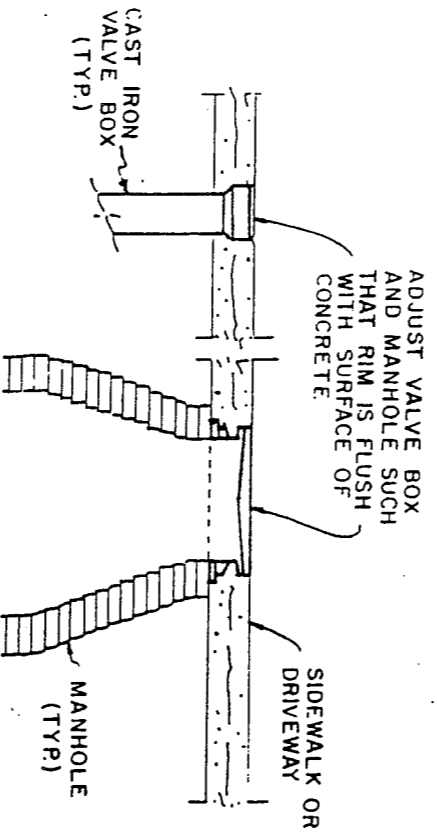
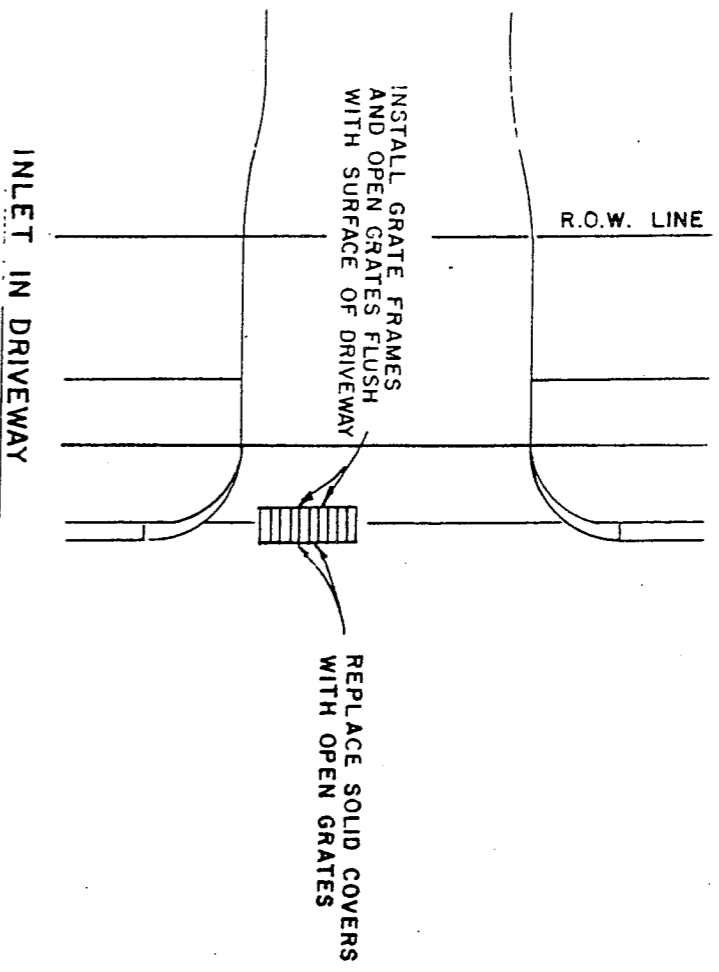
COUNTY CLERK

MONTGOMERY COUNTY, TEXAS



BY  COUNTY CLERK

EXHIBIT "B"
BENT WATER



**WATER VALVE BOX AND
MANHOLE IN SIDEWALK OR DRIVEWAY**

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
The above is a full, true and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records of Real Property in my office and preserved by Microfilm, and having Microfilm identification number 100-1031-2, stamped thereon. I hereby certify
MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



EXHIBIT "C"

TABLE OF CONTENTS BUILDING SETBACK REQUIREMENTS
BENTWATER SECTION 75

COURT YARD LOTS

SECTION	BLOCK	LOT	SIDE LOAD GARAGE FRONT BUILDING SETBACK	FRONT LOAD GARAGE FRONT BUILDING SETBACK	REAR BUILDING SETBACK	SIDE BUILDING SETBACK	ZERO BUILDING LINE
75	1	2	15'	25'	15'	7'	****
75	1	3	15'	25'	15'	7'	North Side
75	1	4	15'	25'	15'	7'	North Side
75	1	5	15'	25'	15'	7'	North Side
75	1	6	15'	25'	15'	7'	North Side
75	1	7	15'	25'	15'	7'	North Side
75	2	3	15'	25'	15'	7'	****
75	2	4	15'	25'	15'	7'	North Side
75	2	5	15'	25'	15'	7'	North Side
75	2	6	15'	25'	15'	7'	North Side
75	2	7	15'	25'	15'	7'	North Side
75	2	8	15'	25'	15'	7'	North Side
75	2	9	15'	25'	15'	7'	North Side
75	2	10	15'	25'	15'	7'	North Side
75	2	11	15'	25'	15'	7'	North Side
75	2	12	15'	25'	15'	7'	North Side

**** Owners of Block 1, Lot 2 and Block 2, Lot 3 may establish the Zero Setback Line to be adjacent to either side of the Lot except however, the house constructed may not encroach upon a utility easement.

"ZERO SETBACK LINE" OR "ZERO BUILDING LINE" shall mean and refer to the side Lot line on which the wall of any improvement (including a garage) constructed thereon may abut, as approved in writing by Declarant pursuant to (i) Exhibit "C" attached hereto and made a part hereof for all purposes, as said exhibit may be amended from time to time by the Declarant without the necessity of the joinder of any other person or entity or (ii) a recordable instrument executed by the Declarant prior to the Transfer Date or by the Committee subsequent to the Transfer Date. Declarant, prior to the Transfer Date, and the Committee, subsequent to the Transfer Date, expressly reserve the right to change the existing Zero Setback Line with respect to any Lot or establish a Zero Setback Line for any Lot, in the manner described in (i) or (ii) above, without incurring any liability to any Owner as a result of such change or the establishment of a Zero Setback Line.

GOLF ESTATE & COUNTRY ESTATE LOTS

LOT DESIGNATION	FRONT BUILDING SETBACK	REAR BUILDING SETBACK	SIDE BUILDING SETBACK	CORNER LOT BUILDING SETBACK
Golf Estate Lots	25'	20'	5'	N/A
Country Estate Lots	25'	20' ****	5'	N/A

**** See Section 3.05 (4) for garage rear building setback.

CLERK OF COURTS

99 DEC 13 PM 3:44

MARR TURKULL
MONTGOMERY COUNTY, TEXAS

DEPUTY



Mark Turkull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

DEC 13 1999

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in
File Number Sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the official Public Records of Real Property of
Montgomery County, Texas

CERTIFIED COPY CERTIFICATE

STATE OF TEXAS
COUNTY OF MONTGOMERY
The above is a full, true and correct photographic copy of the
original record now in my lawful custody and possession, as the
same has been checked in the Official Public Records of Real Property
in Montgomery County, Texas, and preserved on Microfilm, and having Microfilm
in my possession, as stamped thereon, I hereby certify
in my official capacity as
MARR TURKULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



Mark Turkull
DEPUTY

September 18, 2001

BENTWATER ON THE NORTH SHORE, LTD.
BENTWATER SECTION 75
COURT YARD LOTS
ARCHITECTURAL CONTROL GUIDELINES
OCTOBER 2001

These Architectural Control Guidelines (October 2001) (the "Guidelines") were promulgated by the Architectural Control Committee (the "Committee") pursuant to the Declaration of Covenants, Conditions and Restrictions, Bentwater Section 75 (the "Declaration"). All information necessary to prepare a submission to the Committee is contained within these Guidelines and the Declaration. Prior to submitting plans to the Committee for consideration, please verify you have complied with all of the requirements set forth in the most current Guidelines and the Declaration (as amended from time to time). The Committee can verify the current Guidelines and Restrictions upon request.

I. SITE PLANNING REQUIREMENTS AND GUIDELINES

A. MINIMUM ALLOWED FLOOR AREA: Residences within these sections are required to have a minimum of 1,800 square feet of air-conditioned, non-garage space, exclusive of porches and patios. Two story residences are required to have a minimum of 2,200 square feet.

B. MAXIMUM ALLOWABLE HEIGHT: No residence shall have more than two (2) stories of living space above grade. An exception may be made for a third level of living space completely under a sloped roof. Owners are discouraged from exceeding thirty-five (35) feet in total building height from the highest grade level of the site at the front building line.

C. LOCATION OF IMPROVEMENTS UPON A LOT: Site plans must conform to setback restrictions set forth in the Declaration of Covenants, Conditions and Restrictions and the Recorded Subdivision/Section plat(s).

- (1) One side: zero building line
- (2) One side: 7' side building setback
- (3) Front: 15' front building setback
- (4) Front: 25' front building setback - side loading garage
- (5) Rear: 15' rear building setback

II. ARCHITECTURAL DESIGN

- A. **ARCHITECTURAL STYLE:** The exteriors should be a classic and eclectic European architectural style with the exterior materials being brick or brick and stucco with some elements of pre-cast stone. All front, side and rear elevations must be submitted to Bentwater Architectural Control Committee for review and approval prior to beginning construction.
- B. **BRICK, STUCCO AND TRIM:** The house shall be 100% masonry. The brick should be a light to mid-tone brick color. Additional masonry, i.e.: stucco, stone or such other material approved by the Architectural Control Committee may be used to accent the home. Stucco, if used, must be real stucco process. Imitation stucco may not be used. The stucco, trim and shutter colors shall be comparable to those listed below.
- Stucco:
Light shades of colors Grey, Tan, Beige, White, or off-White
- Trim Paint:
Light to medium shades of colors Grey, Tan, Beige, White, or off-White
- Shutter Paint:
Light to medium shades of colors Grey, Tan, Beige, White, or off-White
- C. **SOLID WALL CONSTRUCTION ADJACENT TO ZERO BUILDING LINE:** See Declaration for specifications and restrictions for solid wall construction adjacent to zero building line.
- D. **FRONT DOORS:** Front doors shall be solid mahogany, leaded glass and mahogany (stained condovan or painted the shutter color) or other door as approved by the Architectural Control Committee. Single- or double-door systems are acceptable.
- E. **FRONT ENTRY:** Front entries should be covered. The front entry should be primarily one-story in nature with an accent element of stucco or pre-cast stone surrounding the opening. Brick, brick pavers, or patterned concrete should be used for the front porch floor and door threshold and the color should be compatible with the exterior color.
- F. **ADDRESS BLOCK:** A pre-cast custom masonry address block should be placed on the front 42-inch column located closest to the garage of a front privacy wall or on the front of the house. The pre-cast color should be CP-100 by Cast Limestone of Texas or equal.
- G. **WINDOWS:** Windows should be divided light with white or bronze frames on the front elevation. A combination of rectangular, soft or flat arched windows and French door systems should be utilized for light intake on the front of the house. Architectural treatments such as windows with a surrounding wall area that extends vertically above the plate height in a softly arched manner and

breaks the eave line are encouraged.

Rear and side window styles are up to the discretion of the individual builder, however, consistency of color of frames with the front elevation is encouraged and rear, side and front elevations must be approved by the Architectural Control Committee.

Windows may not be installed on the side of the house adjacent to and facing the zero building line, except however, a window may be installed on the side of the house facing the zero building line if the wall of the house containing the windows is a minimum of five (5) feet setback from the zero building line.

H. NO REFLECTIVE GLASS: No reflective glazing (glass) will be allowed.

I. NO BURGALAR BARS: The use of burglar bars on the exterior of any window will not be allowed.

J. SHUTTERS: To be of typon or approved equal material and raised or louvered in design.

K. DORMERS: Dormers should be arched, hipped, or gable ended with arched windows or wood louvered vents.

L. ROOF FASCIA AND BRICK FRIEZE: A 1" x 6" Brick Frieze with a crown mould should be the minimum cornice detail.

M. ROOFS: The roof structure should be primarily hipped with a roof pitch of 8:12 and up (side-to-side) with a kick-out of 8:12 to align fascias. (See Declaration for permissible roof overhang.)

N. SHINGLES: No external roofing material, unless specifically approved by the Committee, may be used other than 300# composition shingles as follows: Architect 80 in Ebonywood or Driftwood, Allied Shake-Tex in Weathered Wood, Elk Prestique in Weathered Wood, Sablewood or Antique Slate, Vanguard #300 in Weathered Wood, Flintkote Sierra in Driftwood, Celotex Dimensional III in Weathered Wood, Georgia-Pacific Summit III in Weathered Wood, Owens Corning Oakridge Shadow in Granite.

O. GARAGE: Houses should have a two-car or three-car attached garage with a steel overhead garage door. Garages should be designed in such a way as to de-emphasize the garage doors. Side loaded garages should have at least one window on the street side of the garage to enhance the front elevation. Arched dormers should be considered on front loading garages. Front loading garages should have doors that are recessed a minimum of 12 inches from the front garage facade - larger recesses are encouraged.

P. CHIMNEYS: Chimneys are to be masonry or stucco.

Q. WROUGHT IRON FENCING - GOLF COURSE LOTS: A four (4) foot black wrought iron fence as approved by the Architectural Control Committee must be constructed on golf course lots so as to fence in the entire back yard. Said fence must be constructed at the same time as the house is constructed. The wrought iron fence may be framed by two brick columns - one located at each property line. Columns, if used, should be 54 inches high with a bull-nosed, pre-cast stone cap. Four-foot wrought iron fencing should extend from the back property line along the side property line to the back corner of the house. The wrought iron fence will join the house at this point.

R. A four (4) foot black wrought iron fence and gate must be installed between houses at any location within the side building setback line so as to completely enclose the rear yard. As an option, a six (6) foot black wrought iron fence and gate, as described below under Privacy Fence, may be constructed in lieu of the 4' wrought iron fence and gate.

R. FENCING - INTERIOR LOTS: Interior lots may have a six (6) foot brick fence, a six (6) foot wood fence or a four (4) foot, not to exceed six (6) foot, black wrought iron fence as approved by the Architectural Control Committee and must be constructed so as to fence in the entire rear yard of a house constructed on interior lots. Said fence must be constructed at the same time as the house is constructed.

If a fence is constructed to enclose the backyard, a four foot (4') black wrought iron fence and gate must be installed between houses at any location within the side building setback line so as to completely enclose the rear yard. As an option, a six (6) foot black wrought iron fence and gate, as described below under Privacy Fence, may be constructed in lieu of the 4' wrought iron fence and gate.

S. PRIVACY FENCE:

(1) A six-foot (6') privacy fence of black wrought iron, or landscaping shrubs may be installed between the houses at or near the front corners of houses. Such wrought iron privacy fence shall abut to the walls of both Residence and may be attached to the Residence under construction, however such wrought iron privacy fence may not be attached to the next door Residence, unless otherwise approved by the Architectural Control Committee and both Residence Owners. Brick columns, if used in this privacy fence, are to be six foot six inches (6'6") tall, and must be topped only by pre-cast stone and be the same type and color as the as the brick used on the walls of the house. A brick wall may not be constructed.

T. EXTERIOR DECKING OR PATIOS: All exterior decking in rear yards is to be constructed as follows:

- (1) Wood decks - No. 1 treated, S.Y.P. or redwood in 2 x 4 or 2 x 6, nominal dimensions.
- (2) Brick pavers, slate, patterned concrete, colored concrete, or other desired masonry materials as approved by the Architectural Control Committee may be used.

U. OUTDOOR LIGHTING: An ornamental light fixture mounted on a pole as approved by the Committee, to be located on a Lot at a location as approved by the Committee must be installed. In addition, exterior coach lamps must be installed on each side of front entry. Each lamp is required to be equipped with a photocell which will automatically turn the lamps on during the night hours and off during the day hours. A single lamped fixture with simple lines is recommended and should be either black or brown in finish appearance. The Architectural Control Committee has the right to review fixture requirements for approval.

V. AUTO COURTS (DRIVeways) AND PEDESTRIAN WALKS: All driveways and walks are to be constructed with concrete, patterned concrete, or brick pavers. However, all concrete driveways and walks shall have brick pavers or patterned concrete inset in the concrete bordering both sides of the entire length of the driveways and walks and shall additionally have brick pavers or patterned concrete inset in the concrete laterally crossing the concrete drives and walks every 8 to 10 foot of distance. The width of the brick pavers or patterned concrete shall be a minimum of approximately eight (8) inches wide. Concrete will be brushed finished and hand tooled.

Walkways should be designed to connect the front door with the driveway or the street curb depending upon the house and garage design and efforts should be made to avoid sharp angles; i.e., soft curves are recommended. Walkways shall be no wider than five (5) feet, and upon completion of final grading and landscaping, should be level with adjoining planting or grass areas.

No walkways or sidewalks shall be constructed across the front of any Lots or along the street side of any corner Lots parallel to the street curb.

W. AIR CONDITIONING COMPRESSORS: In addition to the requirements as described in the Declaration of Covenants, Conditions and restrictions, care and sensitivity should be exercised in the placement of air conditioning compressors. Owners are required to provide a landscape screen of all such areas.

X. LANDSCAPING:

Unless otherwise approved by the Committee, at the time of initial construction of improvements on any Lot in the Subdivision, the Owner of each Lot shall spend not less than Three Thousand Five Hundred Dollars (\$3,500) for planting of grass, shrubbery, landscape irrigation system and other landscaping work in the front, rear and side yards of such Lot, such grass, shrubbery and landscaping shall be maintained in a neat and attractive condition at all times.

Y. IRRIGATION SYSTEMS FOR ALL RESIDENCES:

At the time of construction of a residence (including landscaping), an irrigation system, as approved by the Committee must be installed by Owner, that will fully irrigate the front and rear yards and front and rear flower beds. The irrigation system must be a fully automatic irrigation system. The water supply for such irrigation must come from the metered water supply of the residence.

Z. GUTTERS AND DRAINAGE

- (1) All homes must have adequate drainage.
- (2) All homes constructed along the zero building line or within four feet eleven inches (4' 11") from the zero building line must have gutters installed on the Residence on the side of the house adjacent to the zero building line. Gutter down spouts shall dispose of their water on the property upon which the Residence is being constructed.
- (3) Gutters are not required to be installed on Residences that are constructed five feet (5') or more from the zero building line.

December 6, 1999

BENTWATER ON THE NORTH SHORE, LTD.

BENTWATER SECTION 75

COURT YARD LOTS

ARCHITECTURAL CONTROL GUIDELINES

DECEMBER 1999

These Architectural Control Guidelines (December 1999) (the "Guidelines") were promulgated by the Architectural Control Committee (the "Committee") pursuant to the Declaration of Covenants, Conditions and Restrictions, Bentwater Section 75 (the "Declaration"). All information necessary to prepare a submission to the Committee is contained within these Guidelines and the Declaration. Prior to submitting plans to the Committee for consideration, please verify you have complied with all of the requirements set forth in the most current Guidelines and the Declaration (as amended from time to time). The Committee can verify the current Guidelines and Restrictions upon request.

I. SITE PLANNING REQUIREMENTS AND GUIDELINES

- A. **MINIMUM ALLOWED FLOOR AREA:** Residences within these sections are required to have a minimum of 1,800 square feet of air-conditioned, non-garage space, exclusive of porches and patios. Two story residences are required to have a minimum of 2,200 square feet.
- B. **MAXIMUM ALLOWABLE HEIGHT:** No residence shall have more than two (2) stories of living space above grade. An exception may be made for a third level of living space completely under a sloped roof. Owners are discouraged from exceeding thirty-five (35) feet in total building height from the highest grade level of the site at the front building line.
- C. **LOCATION OF IMPROVEMENTS UPON A LOT:** Site plans must conform to setback restrictions set forth in the Declaration of Covenants, Conditions and Restrictions and the Recorded Subdivision/Section plat(s).
 - (1) One side: zero building line
 - (2) One side: 7' side building setback
 - (3) Front: 15' ~~front~~ building setback - side loading garage
 - (4) Front: 25' front building setback - front loading garage
 - (5) Rear: 15' rear building setback

II. ARCHITECTURAL DESIGN

A. ARCHITECTURAL STYLE: The exteriors should be a classic and eclectic European architectural style with the exterior materials being brick and stucco with some elements of pre-cast stone. All front, side and rear elevations must be submitted to Bentwater Architectural Control Committee for review and approval prior to beginning construction.

B. BRICK, STUCCO AND TRIM: The house shall be 100% masonry. The brick will be Western Brick's queen-size Summerset Rose or such other brick and/or brick color approved by the Architectural Control Committee. Brick shall have 1/2" white mortar. The stucco, trim and shutter colors shall be comparable to those listed below.

Finestone Stucco:	Tripoli Tan, Manor White, Base White, London White
Monarch Trim Paint:	Antler, Pussy Willow Grey, Beach Rock, Fawn Phantom
Monarch Shutter Paint:	Shutter Green, Basalt, King Bird, Casino Tan

(SEE DECLARATION FOR SOLID WALL CONSTRUCTION ADJACENT TO ZERO BUILDING LINE.)

C. FRONT DOORS: Front doors shall be leaded glass and mahogany (stained cordovan or painted the shutter color) with brass hardware. Single- or double-door systems are acceptable.

D. FRONT ENTRY: Front entries should be covered. The front entry should be primarily one-story in nature with an accent element of stucco or pre-cast stone surrounding the opening. Brick pavers should be used at the front porch door threshold and the color should be comparable to Dal-Tile's DQ105, DQ107, DQ310 or DQ507 (4" x 8").

E. ADDRESS BLOCK: A pre-cast custom masonry address block should be placed on the front 42-inch column located closest to the garage of a front privacy wall or on the front of the house. The pre-cast color should be CP100 by Cast Limestone of Texas or equal.

F. WINDOWS: Windows should be divided light with white frames on the front elevation. A combination of rectangular, soft or flat arched windows and French door systems should be utilized for light intake on the front of the house. Architectural treatments such as windows with a surrounding wall area that extends vertically above the plate height in a softly arched manner and breaks the eave line are encouraged.

Windows on the front of the house should be wood trimmed. Rear and side window styles are up to the discretion of the individual builder; however, consistency of style with the front elevation is encouraged and rear, side and front elevations must be approved by the Architectural Control Committee.

- G. NO REFLECTIVE GLASS: No reflective glazing (glass) will be allowed.
- H. NO BURGLAR BARS: The use of burglar bars on the exterior of any window will not be allowed.
- I. SHUTTERS: To be of typon material and raised or louvered in design.
- J. DORMERS: Dormers should be arched or hipped with arched windows or wood louvered vents.
- K. ROOF FASCIA AND BRICK FRIEZE: A 1" x 8" Brick Frieze with a crown mould should be the minimum cornice detail.
- L. ROOFS: The roof structure should be primarily hipped with a roof pitch of 9:12 and up (side-to-side) with a kick-out of 9:12 to align fascias. Some minimal use of gables will be acceptable, but the primary look should be a hipped roof. (See Declaration for permissible roof overhang.)
- M. SHINGLES: The shingles should be Elk Prestique I or equal with a 30 year warranty or such other shingle as approved by the Architectural Control Committee. The color shall be Sablewood or such other color as approved by the Architectural Control Committee.
- N. GARAGE: Houses should have a two-car or three-car attached garage with a steel overhead garage door. Garages should be designed in such a way as to de-emphasize the garage doors. Side loaded garages should have at least one window on the street side of the garage to enhance the front elevation. Arched dormers should be considered on front loading garages. Front loading garages should have doors that are recessed a minimum of 12 inches from the front garage facade - larger recesses are encouraged.
- O. CHIMNEYS: Chimneys are to be masonry.
- P. WROUGHT IRON FENCING - GOLF COURSE LOTS: A four (4) foot black wrought iron fence as approved by the Architectural Control Committee must be constructed on golf course lots at the same time as the house is constructed. The wrought iron fence may be framed by two brick columns - one located at each property line. Columns, if used, should be 54 inches high with a bull-nosed, pre-cast stone cap. Four-foot wrought iron fencing should extend from the back property line along the side property line to the back corner of the house. The wrought iron fence will join the house at this point.

corner of the house. The wrought iron fence will join the house at this point.

- Q. **FENCING - INTERIOR LOTS:** Interior lots shall have a six (6) foot brick fence, a six (6) foot wood fence or a four (4) foot wrought iron fence as approved by the Architectural Control Committee and must be constructed so as to fence in the entire rear yard of a house constructed on interior lots.

The side property line fences on interior Lots which have a rear brick fence must be constructed so as to abut the existing brick fence, however, it may not be attached to the brick fence.

- R. **EXTERIOR DECKING OR PATIOS:** All exterior decking in rear yards is to be constructed as follows:

(1) Wood decks - No. 1 treated, S.Y.P. or redwood in 2 x 4 or 2 x 6, nominal dimensions.

(2) Brick pavers, slate, patterned concrete or other desired masonry materials as approved by the Architectural Control Committee may be used.

Homeowners are to avoid the use of "raw" concrete decks or patios.

- S. **EXTERIOR COLUMNS AND ACCENT WALLS:**

(1) Two entry columns (one on each side of the driveway) may be constructed at the same time the house is constructed and be located 12' back from the front curb and 20" to 24" out from the side of the driveway. The brick columns are to be 24" x 24" and 42" high (including the pre-cast cap but not the finial).

The two 42" columns will be topped by a pre-cast stone cap and a 12" oval finial (not round) or a light as approved by the Architectural Control Committee.

(2) A 36" high accent wall (including pre-cast cap) may be constructed on the garage side of the driveway. Such an accent wall may extend from the columns a short distance along the front property line, transition into a radius component then transition into a wall component that attaches to the front of the garage.

The top of the 36" accent wall should remain at relatively the same plane from where it leaves the front columns to where it meets the garage. Due to a change in grade, the overall height of the wall where it meets the garage may decrease below 36".

(3) A 36" accent wall that leaves the column on the opposite side of the drive from the garage may extend along the front property line and then turn back and continue along the side property line. A transition from the 36" wall to a 6'6" column and then to a 6' wall will occur approximately 10' back from the front setback line of the garage. The 6' wall will then continue back along the side property line to where it intersects with the 6' privacy wall (see below) that runs between houses. The 6'6" columns will be topped only by a pre-cast stone cap.

(4) The columns and walls are to be constructed of the same brick and pre-cast stone as the house with the pre-cast color being CP100 supplied by Cast Limestone of Texas or equal.

T. PRIVACY WALLS:

(1) A six (6) foot privacy wall or fence of brick, or wrought iron, or a combination of brick and wrought iron, or landscaping shrubs shall be installed between the houses at or near the front corners of houses. Brick columns, if used in this privacy fence, are to be six foot six inches (6'6") tall. Such brick or wrought iron privacy walls or fence shall about however may not be attached to the walls of either Residence unless otherwise approved by the Architectural Control Committee. Columns and/or brick fences shall be constructed. The 6'6" columns will be topped only by a pre-cast stone cap.

(2) The columns and walls are to be constructed of the same brick and precast as the house with the precast color being CP100 supplied by Cast Limestone of Texas or equal.

U. OUTDOOR LIGHTING: Exterior coach lamps must be installed on each side of front entry and each lamp is required to be equipped with a photocell which will automatically turn the lamps on during the night hours and off during the day hours. The following coach lamps or such other lights approved by the Architectural Control Committee shall be installed at the time the house is constructed.

American Lantern 2541-12 (black/brass) or Designer Fountain 1476 (black/Brass)

American Lantern 2543-12 (black/brass) or Designer Fountain 1473 (black/brass)

V. AUTO COURTS (DRIVEWAYS) AND PEDESTRIAN WALKS: All driveways and walks are to be constructed with concrete having a gray concrete color finished. However, all such driveways and walks shall have brick pavers inset in the concrete bordering both sides of the entire length of the driveways and

walks and shall additionally have paver brick inset in the concrete laterally crossing the concrete drives and walks every 8 to 10 foot of distance. The width of the brick pavers shall be a minimum of approximately eight (8) inches wide. Concrete will be brushed finished and hand tooled.

Walkways should be designed to connect the front door with the driveway or the street curb depending upon the house and garage design and efforts should be made to avoid sharp angles; i.e., soft curves are recommended. Walkways shall be no wider than five (5) feet, and upon completion of final grading and landscaping, should be level with adjoining planting or grass areas.

No walkways or sidewalks shall be constructed across the front of any Lots or along the street side of any corner Lots parallel to the street curb.

- W. **AIR CONDITIONING COMPRESSORS:** In addition to the requirements as described in the Declaration of Covenants, Conditions and restrictions, care and sensitivity should be exercised in the placement of air conditioning compressors. Owners are required to provide a landscape screen of all such areas.

- X. **LANDSCAPING:**
- Unless otherwise approved by the Committee, at the time of initial construction of improvements on any Lot in the Subdivision, the Owner of each Lot shall spend not less than Three Thousand Five Hundred Dollars (\$3,500) for planting of grass, shrubbery and other landscaping work in the front, rear and side yards of such Lot; such grass, shrubbery and landscaping shall be maintained in a neat and attractive condition at all times.

- Y. **IRRIGATION SYSTEMS FOR ALL RESIDENCES:**
- At the time of construction of a residence (including landscaping), an irrigation system, as approved by the Committee must be installed by Owner, that will fully irrigate the front and rear yards and front and rear flower beds. The irrigation system must be a fully automatic irrigation system. The water supply for such irrigation must come from the metered water supply of the residence.

2000-097722

800-00-2801

AMENDMENT TO CLARIFY THE DECLARATIONS OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENTWATER

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

WHEREAS, Bentwater on the North Shore, Ltd., ("Declarant"), a Texas Limited Partnership, executed certain Declarations of Covenants, Conditions and Restrictions Bentwater (hereinafter referred to collectively as the "Declarations") for multiple sections more particularly defined on the attached Exhibit "A", all of which were filed for record in the Official Public Records of Real Property of Montgomery County, Texas; and

WHEREAS, pursuant to the terms of Article XI of the Declarations, the Declarant reserved the unilateral right to amend the Declarations for the purpose of correcting any typographical or grammatical error, oversight, ambiguity, or inconsistency appearing therein; and

WHEREAS, due to an oversight, ambiguity, or inconsistency Article XI of the Declarations does not provide a method for amendment of the Declarations after the Declarant no longer owns Lots in a section but prior to the Control Transfer Date, as same is defined in the By-Laws of the Bentwater Property Owners Association, Inc., (the "By-Laws"); and

WHEREAS, the Declarant seeks to correct this oversight, ambiguity, or inconsistency; and

WHEREAS, Declarant owns one or more Lots in each of the sections described on the attached Exhibit A; and

WHEREAS, pursuant to Section 11.02 of the Declarations, those Owners entitled to cast not less than two-thirds (2/3rd) of all of the votes of Members of the Association may amend the Declarations; and

WHEREAS, the Declarant's vote exceeds two-thirds (2/3rd) of all of the votes of Members of the Association pursuant to Section 7 of the By-Laws which provides that until the Control Transfer Date, no Class A Member shall be entitled to vote except the initial Trustees; and

WHEREAS, the Control Transfer Date has not yet occurred; and

WHEREAS, reference is hereby made to the Declarations for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declarations, unless otherwise specified in this Amendment to Clarify the Declarations of Covenants, Conditions and Restrictions For Bentwater (the "Amendment to Clarify"); and

Please return to:
Bentwater O.T.N.S., Ltd.
17210 West FM 1097
Montgomery, Texas 77356

800-00-2802

NOW THEREFORE, in consideration of these premises, Declarant hereby amends the Declarations as follows:

The following amendment is hereby incorporated into the Declarations as if the same had been made a part thereof as originally recorded.

Article XI "General Provisions," Section 11.02 shall be deleted in its entirety and replaced with the following:

Section 11.02 - Amendments. This Declaration may be amended or changed, in whole or in part, at any time by the written agreement or signed ballot of Owners (including the Declarant) of not less than two-thirds (2/3rd) of the Lots in the Subdivision. If the Declaration is amended by a written instrument signed by those Owners of not less than two-thirds (2/3rd) of all of the Lots in the Subdivision, such amendment must be approved by said Owners within three hundred sixty-five (365) days of the date the first Owner executes such amendment. The date an Owner's signature is acknowledged shall constitute prima facie evidence of the date of execution of said amendment by such Owners. In the case that an amendment is approved by Owners by the use of written ballots, which are not notarized, then any such amendment shall become effective when the joinder and consent of Declarant is appended thereto, and when the instrument is filed for record in the Real Property Records of Montgomery County, Texas, accompanied by a certificate, signed by the President or Vice President and Secretary, stating that the required number of Owners executed the instrument amending this Declaration or signed a ballot. Copies of the written ballots pertaining to such amendment shall be retained by the Association for a period of not less than three (3) years after the date of filing of the amendment or termination.

Those Owners representing not less than two-thirds (2/3rd) of all of the Lots may also vote to amend this Declaration, in person or by proxy, at a meeting of the Owners of property in this Subdivision duly called for such purpose, written notice of which shall be given to all Owners at least ten (10) days and not more than sixty (60) days in advance and shall set forth the purpose of such meeting. Notwithstanding any provision contained in the By-Laws to the contrary, a quorum, for purposes of such meeting, shall consist of not less than seventy percent (70%) of all of the Owners (in person or by proxy) entitled to vote. Any such amendment shall become effective when the joinder and consent of Declarant is appended thereto, and when the instrument is filed for record in the Real Property Records of Montgomery County, Texas, accompanied by a certificate, signed by the President or Vice President and Secretary, stating that the required number of Owners executed the instrument amending this Declaration or cast a written vote, in person or by proxy, in favor of said amendment at the meeting called for such purpose. Copies of the written ballots pertaining to such amendment shall be retained by the Association for a period of

800-00-2803

not less than three (3) years after the date of filing of the amendment or termination.

After the Control Transfer Date, in addition to the requirements set out in this Section 11.02, consent and joinder by the Bentwater Property Owners Association, Inc., (as evidenced by the President's or Vice President's signature) in lieu of the Declarant shall be required to amend or modify this Declaration.

In granting or withholding its consent, the Declarant and subsequently the Bentwater Property Owners Association, Inc., shall consider the following factors, by way of illustration and not limitation: the overall general plan and scheme of development; promotion and enhancement of the desirability and attractiveness of the Lots, the Subdivision, and Bentwater; and/or preservation of property values.

If any provision of this Amendment to Clarify is found to be in conflict with the Declarations, as amended, this Amendment to Clarify shall control.

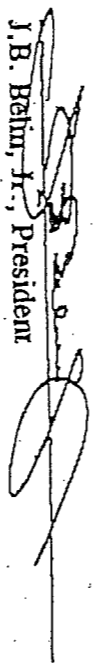
The Declarations, as hereby amended, are in all respects ratified and confirmed and shall remain in full force and effect.

SIGNED this the 21st day of October, 2000.

DECLARANT:

BENTWATER ON THE NORTH SHORE, LTD.,
A Texas limited partnership

By: J.B. Land Co., Ltd., General Partner
By: J.B.-G.P., L.L.C., General Partner


J.B. Behm, Jr., President

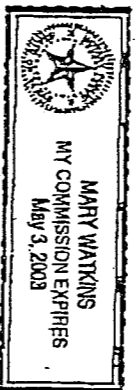
800-00-2804

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared J.B. Belin, Jr., the President of J.B.-G.P., L.I.C., General Partner of BENTWATER ON THE NORTH SHORE, LTD., A Texas limited partnership known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

SIGNED this the 27 day of October, 2000.

Mary Watkins
Notary Public - State of Texas



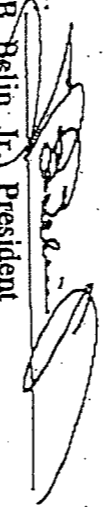
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JOINER OF LIENHOLDER

Omega Financial Services, Ltd., a Texas Limited Partnership, ("Omega"), as the present owner and holder of a mortgage lien and/or other liens, assignments and security interests encumbering all or a portion of the Property hereby consents to the terms and provisions of this Amendment To Clarify The Declarations Of Covenants, Conditions And Restrictions For Bentwater (the "Amendment") to which this Joiner is attached and acknowledges that the execution thereof does not constitute a default under the lien document or other document executed in connection with or as security for the indebtedness above described and subordinates the liens of the lien document and any other liens and/or security instruments securing said indebtedness to the rights and interests created under said Amendment, and acknowledges and agrees that a foreclosure of said liens and/or security interests shall not extinguish the rights, obligations and interests created under this Amendment. No warranties of title are hereby made by lienholder, lienholder's joiner hereunder being solely limited to such consent and subordination.

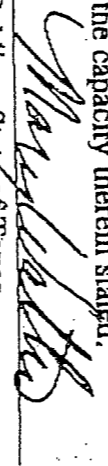
OMEGA FINANCIAL SERVICES, LTD., a Texas limited partnership, by its sole General Partner

By: Alpha Advisory Group, Inc., a Texas corporation

By:  J. B. Belin, Jr. President

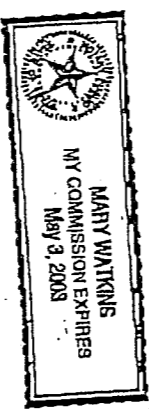
STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 27 day of October 2000, by J. B. Belin, Jr. of Omega Financial Services, Ltd., a Texas Limited Partnership, on behalf of such entity and in the capacity therein stated.


Notary Public - State of Texas

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Please return to:
Bentwater O.T.N.S., Ltd,
17210 West FM 1097
Montgomery, Texas 77356



800-00-2806

EXHIBIT A

Section	Title of Document	Date Recorded	Montgomery City Clerk's File No.
1	Declaration of Covenants, Conditions and Restrictions Bentwater Section 1	05/29/87	8722563
1	First Amendment of Declaration of Covenants, Conditions and Restrictions Bentwater Section 1	03/10/88	8811534
2	Declaration of Covenants, Conditions and Restrictions Bentwater Section 2	07/12/88	8834614
4	Declaration of Covenants, Conditions and Restrictions Bentwater Section 4	08/27/87	8738871
6	Declaration of Covenants, Conditions and Restrictions Bentwater Section 6	05/10/88	8822514
6	First Amendment of Declaration of Covenants, Conditions and Restrictions Bentwater Section 6	05/23/88	8824802
7	Declaration of Covenants, Conditions and Restrictions Bentwater Section 7	06/26/89	8926721
12	Declaration of Covenants, Conditions and Restrictions Bentwater Section 12	06/08/89	8924315
15	Declaration of Covenants, Conditions and Restrictions Bentwater Section 15	12/13/90	9052693
16	Declaration of Covenants, Conditions and Restrictions Bentwater Section 16	10/21/94	9459171
17	Declaration of Covenants, Conditions and Restrictions Bentwater Section 17	06/08/89	8924314
18	Declaration of Covenants, Conditions and Restrictions Bentwater Section 18	04/10/90	9014194
19	Declaration of Covenants, Conditions and Restrictions Bentwater Section 19	04/10/90	9014195
21	Declaration of Covenants, Conditions and Restrictions Bentwater Section 21	06/21/90	9025193

800-00-2807

EXHIBIT A

Date Recorded
Montgomery City Clerk's File No.

Section	Title of Document	Date Recorded	Montgomery City Clerk's File No.
24	Declaration of Covenants, Conditions and Restrictions Bentwater Section 24	08/15/90	9034285
26	Declaration of Covenants, Conditions and Restrictions Bentwater Section 26	05/06/91	9119214
29	Declaration of Covenants, Conditions and Restrictions Bentwater Section 29	03/07/91	9109356
30a	Declaration of Covenants, Conditions and Restrictions Bentwater Section 30a	05/29/92	9226016
31	Declaration of Covenants, Conditions and Restrictions Bentwater Section 31	04/06/93	9316558
32	Declaration of Covenants, Conditions and Restrictions Bentwater Section 32	05/29/92	9226017
33	Declaration of Covenants, Conditions and Restrictions Bentwater Section 33	05/29/92	9226015
37	Declaration of Covenants, Conditions and Restrictions Bentwater Section 37	01/22/93	9303553
37	First Amendment of Declaration of Covenants, Conditions and Restrictions Bentwater Section 37	02/09/93	9306774
38	Declaration of Covenants, Conditions and Restrictions Bentwater Section 38	04/06/93	9316557
38	First Amendment of Declaration of Covenants, Conditions and Restrictions Bentwater Section 38	05/21/93	9325726
39	Declaration of Covenants, Conditions and Restrictions Bentwater Section 39	04/15/94	9420835
39	First Amendment of Declaration of Covenants, Conditions and Restrictions Bentwater Section 39	08/10/94	9445218
42	Declaration of Covenants, Conditions and Restrictions Bentwater Section 42	05/11/95	9525316
44	Declaration of Covenants, Conditions and Restrictions Bentwater Section 44	07/14/94	9431718

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EXHIBIT A

Date Recorded
 Montgomery Cty
 Clerk's File No.

Section	Title of Document	Date Recorded	Montgomery Cty Clerk's File No.
44	First Amendment of Declaration of Covenants, Conditions and Restrictions Bentwater Section 44	07/14/94	9439187
46	Declaration of Covenants, Conditions and Restrictions Bentwater Section 46	04/24/98	9828859
51	Declaration of Covenants, Conditions and Restrictions Bentwater Section 51	02/09/99	99009806
54	Declaration of Covenants, Conditions and Restrictions Bentwater Section 54	03/14/97	9714657
56	Declaration of Covenants, Conditions and Restrictions Bentwater Section 56	05/05/00	2000-037298
57	Declaration of Covenants, Conditions and Restrictions Bentwater Section 57	04/22/96	9623788
58	Declaration of Covenants, Conditions and Restrictions Bentwater Section 58	04/22/96	9623787
63	Declaration of Covenants, Conditions and Restrictions Bentwater Section 63	07/04/97	9733180
66	Declaration of Covenants, Conditions and Restrictions Bentwater Section 66	06/05/98	9840772
68	Declaration of Covenants, Conditions and Restrictions Bentwater Section 68	05/08/98	9833009
71	Declaration of Covenants, Conditions and Restrictions Bentwater Section 71	04/01/99	99024599
72	Declaration of Covenants, Conditions and Restrictions Bentwater Section 72	08/04/99	99064883
72	First Amendment of Declaration of Covenants, Conditions and Restrictions Bentwater Section 72	02/03/00	2000-009582
78	Declaration of Covenants, Conditions and Restrictions Bentwater Section 78	04/20/99	99030390

800-00-2809

FILED FOR RECORD

00 NOV 16 PM 3: 07

MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in
file number sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the official Public Records of Real Property of
Montgomery County Texas

NOV 16 2000



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

SECOND AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
BENTWATER, SECTION 75

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, on December 9, 1999, Bentwater on the North Shore, Ltd. ("Declarant"), a Texas Limited Partnership, executed that certain Declaration of Covenants, Conditions and Restrictions Bentwater, Section 75 ("Declaration"), filed for record in the Official Public Records of Real Property of Montgomery County, Texas, under Clerk's File No. 99102953; as amended by that certain Amendment to Clarify the Declarations of Covenants, Conditions and Restrictions for Bentwater Section 75, filed for record on November 16, 2000, in the Official Public Records of Real Property of Montgomery County, Texas, under Clerk's File No. 2000-097725, both of which are hereinafter referred to collectively as the "Amended Declaration"; and

WHEREAS, The Declaration provides, in Article XII, that the Declaration may be amended or changed, in whole or in part, at any time by the written agreement or signed ballot of the Owners (including the Declarant) entitled to cast not less than two-thirds (2/3) of the votes of all of the Owners in Section 75; and

WHEREAS, the Declarant's vote exceeds two-thirds (2/3rd) of all of the votes of Members of the Association pursuant to Section 7 of the By-Laws which provides that until the Control Transfer Date, no Class A Member shall be entitled to vote except the initial Trustees; and

WHEREAS, the Control Transfer Date has not yet occurred; and

WHEREAS, reference is hereby made to the Amended Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Amended Declaration, unless otherwise specified in this Second Amendment to the Declaration of Covenants, Conditions and Restrictions For Bentwater, Section 75 (the "Second Amendment"); and

NOW THEREFORE, in consideration of these premises, Declarant hereby amends the Amended Declaration as follows:

The following amendments are hereby incorporated into the Amended Declaration as if the same had been made a part thereof as originally recorded.

Article VII "Neighborhood Assessments," Section 7.03 is hereby deleted in its entirety.

If any provision of this Second Amendment is found to be in conflict with the Amended Declaration, this Second Amendment shall control.

*3
20
15*

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
A true and correct copy, hereby certify as the same
appears under 2001-055015 of the Real Property
records in the County Clerk's Office in Montgomery
County, Texas.



MARK TURNBULL
COUNTY CLERK
COUNTY OF MONTGOMERY
By: *Mark Turnbull*
Deputy

The Amended Declaration, as hereby amended, is in all respects ratified and confirmed and shall remain in full force and effect.

SIGNED this the 24th day of June, 2001.

DECLARANT:

BENTWATER ON THE NORTH SHORE,
LTD., A Texas limited partnership

By: J. B. Land Co., Ltd., General Partner
By: J.B.-G.P. L.L.C., General Partner

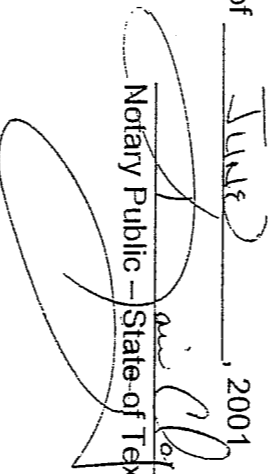


J.B. Belin, Jr., Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared J.B. BELIN, JR., the Manager of J.B.-G.P. L.L.C., the General Partner of J. B. Land Co., Ltd. the General Partner of Bentwater on the North Shore Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

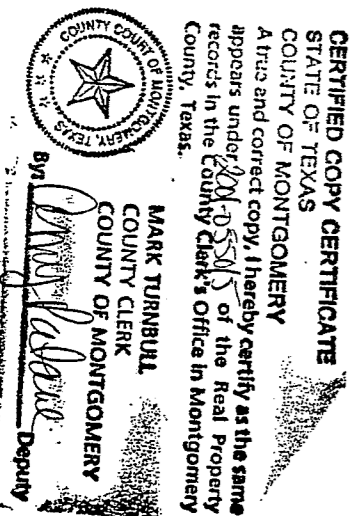
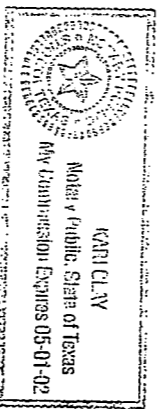
SIGNED this the 24th day of June, 2001



Notary Public - State of Texas

After Recording Return To:

Bentwater OTNS, Ltd.
17210 West FM 1097
Montgomery, Texas 77356

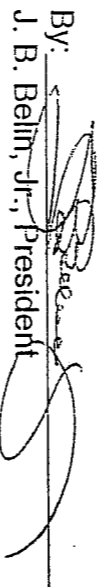


JOINER OF LIENHOLDER

Omega Financial Services, Ltd., a Texas Limited Partnership, ("Omega"), as the present owner and holder of a mortgage lien and/or other liens, assignments and security interests encumbering all or a portion of the Property hereby consents to the terms and provisions of this Second Amendment To The Declarations Of Covenants, Conditions And Restrictions For Bentwater Section 75 (the "Second Amendment") to which this Joinder is attached and acknowledges that the execution thereof does not constitute a default under the lien document or other document executed in connection with or as security for the indebtedness above described and subordinates the liens of the lien document and any other liens and/or security instruments securing said indebtedness to the rights and interests created under said Second Amendment, and acknowledges and agrees that a foreclosure of said liens and/or security interests shall not extinguish the rights, obligations and interests created under this Second Amendment. No warranties of title are hereby made by lienholder, lienholder's joinder hereunder being solely limited to such consent and subordination.

OMEGA FINANCIAL SERVICES, LTD., a Texas limited partnership, by its sole General Partner

By: Alpha Advisory Group, Inc., a Texas corporation

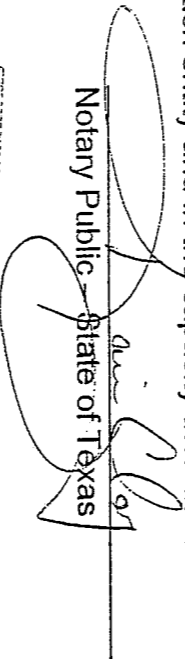
By:  J. B. Belin, Jr., President

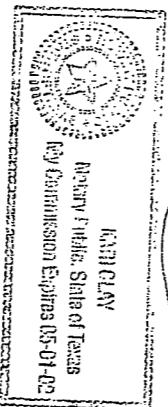
STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 24th day of July, 2001, by J. B. Belin, Jr. of Omega Financial Services, Ltd., a Texas Limited Partnership, on behalf of such entity and in the capacity therein stated.

After Recording Return To:

Bentwater OTNS, Ltd.
17210 West FM 1097
Montgomery, Texas 77356


Notary Public - State of Texas

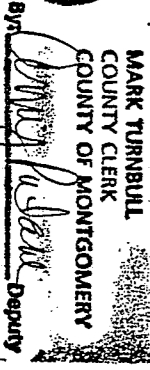


CERTIFIED COPY CERTIFICATE

STATE OF TEXAS
COUNTY OF MONTGOMERY

A true and correct copy, hereby certify as the same appears under 2001-05015 of the Real Property records in the County Clerk's Office in Montgomery County, Texas.



MARK TURNBULL
COUNTY CLERK
COUNTY OF MONTGOMERY
By:  Deputy

44-111-1
100-111-1

FILED FOR RECORD

01 JUN 28 PM 4: 18

MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

Mark Turnbull
DEPUTY

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in
the Public's Register on the date and at the time
stamped herein by me and was duly recorded in
the official public Records of Real Property of
Montgomery County, Texas.

JUN 28 2001



Mark Turnbull
MONTGOMERY COUNTY, TEXAS

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
A true and correct copy, hereby certify as the same
appears under 2001-1825 of the Real Property
records in the County Clerk's Office in Montgomery
County, Texas.



MARK TURNBULL
COUNTY CLERK
COUNTY OF MONTGOMERY
By: *Mark Turnbull* Deputy