

**DECLARATION OF ANNEXATION**  
*for*  
**WOODRIDGE FOREST, SECTION FIFTEEN (15)**

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STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

This Declaration of Annexation for Woodridge Forest, Section Fifteen (15) ("**Annexation**") is made this 19<sup>th</sup> day of May, 2017 by WR Forest, LLC, a Texas limited liability company ("**Declarant**").

**RECITALS**

1. On March 8, 2012, Declarant executed the "Declaration of Covenants, Conditions, and Restrictions for Woodridge Forest, Sections Two and Three (Woodridge Forest Community Association, Inc.)", recorded under Clerk's File No. 2012022257 in the Official Public Records of Real Property of Montgomery County, Texas, which imposed the covenants, conditions and restrictions set forth therein on certain property described in the Declaration. The Declaration was corrected and re-filed under Clerk's File No. 2012027353 in the Official Public Records of Real Property of Montgomery County, Texas (the "**Master Declaration**").

2. Declarant is the sole owner of Woodridge Forest, Section Fifteen (15), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheets 4534-4535 of the Map Records of Montgomery County, Texas ("**Property**").

3. Pursuant to Article X, Section 7 of the Master Declaration, additional lands may be annexed into the jurisdiction of Woodridge Forest Community Association, Inc. (the "**Master Association**") by Declarant during the Development Period by filing for record a declaration of annexation with respect to the property being annexed which subjects such property to all of the provisions of the Master Declaration.

4. Declarant intends for the annexed property to be developed into single-family townhomes for residential use.

5. Declarant desires to bring Woodridge Forest, Section Fifteen (15) into the jurisdiction of the Master Declaration and the Master Association, and to impose additional restrictions that run with the land on the Woodridge Forest, Section Fifteen (15).

NOW THEREFORE, Declarant hereby annexes Woodridge Forest, Section Fifteen (15) into the jurisdiction of the Master Association and declares that Woodridge Forest, Section Fifteen (15) will be a portion of the Properties (as defined by the Master Declaration) and that lots within Woodridge Forest, Section Fifteen (15) will be subject to the Master Declaration. Woodridge Forest, Section Fifteen (15) will be developed, improved, sold, used, and enjoyed in accordance with and subject to the provisions of the Master Declaration, as it may be hereafter amended, including, without limitation, the right of the Master Association to levy assessments as set forth in the Master Declaration. All provisions of the Master Declaration, as amended, will run the land and be binding on all parties who may now or hereafter have or claim any right, title or interest in Woodridge Forest, Section Fifteen (15) or any part thereof, and on the heirs, executors, administrators, successors and assigns of such parties, regardless of the source of or the manner in which any such right, title or interest is or may be acquired.

The Architectural Review Committee established in the Master Declaration may promulgate, adopt and amend Design Guidelines, Landscaping Guidelines, and any other development guidelines that are specifically applicable to the townhomes to be developed in Woodridge Forest, Section Fifteen (15).


Woodridge Forest, Section Fifteen (15) will be also subject to the requirements set forth in the Declaration of Covenants, Conditions and Restrictions for Woodridge Forest Townhomes, to be recorded in the Official Records of Real Property of Montgomery County, Texas.

Executed on the 19<sup>th</sup> day of May, 2017, to become effective upon recording in the Official Public Records of Real Property of Montgomery County, Texas.

**DECLARANT**

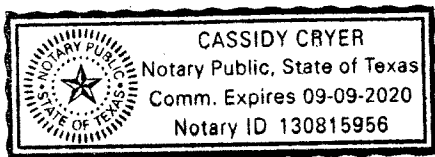
**WR FOREST, LLC,**  
a Texas limited liability company

By: Cathexis Capital, LLC, a Texas limited liability company, its sole member

By:   
\_\_\_\_\_  
Fran Jandjel, Vice President/Treasurer  
Cathexis Holdings DE, LLC,  
A Delaware limited liability company  
its sole member

THE STATE OF TEXAS       §  
  §  
COUNTY OF Montgomery §

BEFORE ME, the undersigned notary public, on this 19<sup>th</sup> day of May, 2017 personally appeared Fran Jandjel, 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 and in the capacity therein expressed.



Cassidy Cryer  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

05/19/2017 04:29PM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**05/19/2017**



County Clerk  
Montgomery County, Texas