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RESTRICTIONS FOR ROCKY CREEK ESTATES

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WHEREAS, by instrument dated October 2, 2007 Hubert H. Vestal, President of Rocky Creek Land Development, Inc. imposed certain restrictions on the following described tract of land:

That certain real property described as 92.06 acres out of the A. Gulliver Survey, A-287, of Harris County, Texas, being the same property conveyed to Rocky Creek Land Development, Inc. by Barbara Wilkerson and Karen Vestal, further described as Exhibit "A" attached hereto.

WHEREAS, Rocky Creek Land Development, Inc., the developer of Rocky Creek, deems it in the best interest of itself and of other future owners of land in Rocky Creek, to recite in a single instrument all of the uniform restrictions applicable to the land in Rocky Creek as of the date of the recording of this instrument;

NOW, THEREFORE, the undersigned Developer and owners of title to all of the lots and reserves in Rocky Creek, hereby place the following reservations, restrictions and covenants to apply uniformly to the use, occupancy and conveyance of all lots in Rocky Creek, and each contract or deed which may be hereafter executed with regard to any of the lots in said Rocky Creek, shall conclusively be held to have been executed, delivered and accepted subject to the following reservations, restrictions, covenants and easements as though set out in full or by reference in said contract or deed.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to ROCKY CREEK PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, to be incorporated under the laws of the State of Texas, its successors and assigns.

Section 2. "The Property" or "The Properties" shall mean and refer to that certain 92.06 acre tract of land hereinabove described and commonly known as ROCKY CREEK.

Section 3. "Lot" shall mean and refer to one of those tracts of land located within Rocky Creek, a platted subdivision, as shown on the map or plat thereof, recorded in HCFC 615041, HCCF 20070515582 of the Map Records of Harris County, Texas.

Section 4. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to the surface estate in any Lot or tract of land which is part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 5. "Restrictions" shall mean and refer collectively to the covenants, conditions and restrictions, reservations, easements, liens and charges imposed by or expressed in these and prior recorded Restrictions.

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Section 6. "Board of Directors" shall mean and refer to the duly elected Board of Directors of the Association.

Section 7. "Member" shall mean and refer to every, person or entity who holds membership in the Association.

Section 8. "Easements" shall mean and refer to the various utility easements or other easements of record, those shown on the map or plat of the subdivision and such other easements as are created or referred to in these Restrictions.

Section 9. "Architectural Control Committee" shall mean and refer to that committee appointed by the Board of Directors of the Association, consisting of not less than three (3) members, who all shall be members of the Association, and who shall have the full authority to approve or disapprove plans, specifications, and plot plans submitted for review, or to designate a representative with like authority.

Section 10. "Common Area" or "Common Property" shall mean and refer to any and all real or personal property in which title is vested to the Association.

Section 11. "Deed Restriction Committee" shall mean and refer to that committee appointed by the Board of Directors of the Association, who need not be members of the Association, to assist the Board of Directors in the enforcement of restrictions and covenants stated herein.

ARTICLE II
ROCKY CREEK PROPERTY OWNERS ASSOCIATION, INC.

Section 1. Duties and Powers. In addition to the duties and powers enumerated in its Articles of Incorporation and By-Laws, or elsewhere provided for herein, and without limiting the generality hereof, the Association shall have the duty, power and obligation to discharge those functions necessary to assess, collect and administer the Annual Assessments and other charges provided for herein for the property owners. Such assessments shall be used solely for the enforcement of restrictions and covenants, the maintenance and beautification of the common and public areas within and surrounding the subdivision and for any other use approved by the Board of Directors of the Association (and voting members of the Association as provided herein) as being in the best interest of the property owners.

Section 2. Membership. All property owners in Rocky Creek shall be members of Rocky Creek Property Owners Association, Inc., (the "Association") and shall be bound by these Restrictions, the Bylaws of the Association and the Rules and Regulations promulgated by the Board of Directors of the Association. The Association shall have the powers and obligations of performing the duties set forth under these Deed Restrictions and any Articles of Incorporation and/or Bylaws of such Association.

Section 3. Non-Profit Corporation. ROCKY CREEK PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, will be organized, and all duties, obligations, benefits, liens, and rights hereunder in favor of the Association shall vest in said corporation.

