

DEEDS

THE STATE OF TEXAS |
COUNTY OF MONTGOMERY |

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the LAKE CONROE FOREST OWNERS' ASSOCIATION, INC. was chartered by the State of Texas on the 13th day of August, 1968, for the purpose of providing maintenance and other services used in common by lot owners in LAKE CONROE FOREST, a subdivision of Montgomery County, Texas; and

WHEREAS, on the 14th day of August, 1968, GUARDIAN DEVELOPMENT CORPORATION, the then owner of all parks and lakes within the subdivision, conveyed the same to the directors of said Association and to their successors in office FOR SO LONG AS said parks and lakes were "maintained and used for recreational purposes by those property owners who pay to LAKE CONROE FOREST OWNERS' ASSOCIATION, INC. such maintenance assessments as might be necessary to keep, manage and maintain said premises as recreational areas", and

WHEREAS, for cleaning, managing and maintaining such recreational areas and for such other services as mowing road shoulders; paying utility costs for the operation of two water wells used to maintain lake water levels; providing the subdivision with street lights where needed; providing a security patrol, etc., the property owners of LAKE CONROE FOREST subdivision did by majority vote adopt a new set of By-Laws at a special called meeting of such property owners, duly called by notice mailed to all property owners, on December 14, 1975; and

WHEREAS, such new By-Laws authorizes and directs the Board of Directors of the Association to assess each and every lot owner within the subdivision the sum of \$12.00 annually effective January 1, 1976, as a prorata part of the cost of such maintenance and other services; and

WHEREAS, a large segment of said lot owners, while participating in all services and benefits provided by the Association, including the use of parks and other recreational facilities and the appreciated valuation of their property by the existence and maintenance of these facilities, have failed and refused and continue to fail and refuse to pay such maintenance assessments;

NOW, THEREFORE, in consideration of the premises, the LAKE CONROE FOREST OWNERS' ASSOCIATION, INC., acting by and through its duly elected President pursuant to a resolution unanimously passed by its Board of Directors, acting pursuant to Article III, Paragraph 6 of its By-Laws, does hereby serve notice that a charge in the nature of an equitable lien has been assessed upon and against all lots and properties within said subdivision on which said maintenance assessments are due and unpaid and that, from the date due until the date paid, the amount of such unpaid assessments will draw interest at the rate of 6% per annum.

EXECUTED this 13TH day of MARCH, 1976.

THE STATE OF TEXAS |
COUNTY OF MONTGOMERY |

LAKE CONROE FOREST OWNERS' ASSOCIATION, INC.
P. O. Box 108Y Montgomery, Texas 77356

By W. A. Claytor
President

BEFORE ME, the undersigned authority, on this day personally appeared W. A. Claytor, known to me to be the person whose name is subscribed to the foregoing instrument, as President of LAKE CONROE FOREST OWNERS' ASSOCIATION, INC., a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of March 1976.



Cyril M. Bishop
Notary Public in and for Montgomery County,
Texas

Filed for Record at 12 o'clock North Mon 11 1976 ROY HARRIS
Clerk County Court, Montgomery Co., Texas - By Thelma W. Fred

All of Lake Conroe Forest
75110-10-1.01
9039-B 3

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163-01-0676

THE STATE OF TEXAS

X

COUNTY OF MONTGOMERY

X

REAL PROPERTY RECORDS

SUBORDINATION OF MAINTENANCE FUNDS ASSESSMENT

WHEREAS, in that certain instrument recorded in Volume 926, Page 128, in the Deed Records of Montgomery County, Texas, there is reserved a lien in favor of LAKE CONROE FOREST HOMEOWNERS' ASSOCIATION on all lots set forth in said instrument to secure the payment of an annual maintenance charge which lien attaches to all lots referred to in said instrument; and,

WHEREAS, LAKE CONROE FOREST HOMEOWNERS' ASSOCIATION desires to subordinate and make inferior its lien to secure the payment of maintenance charges as set forth below.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LAKE CONROE FOREST HOMEOWNERS' ASSOCIATION, acting herein in the usual and regular course of its business by and through its proper officers, hereto duly authorized, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby agree that its lien, referred to in the instrument above set forth, now hold as security for the payment of maintenance fees against the property above set forth, shall be SECONDARY, SUBORDINATE and INFERIOR to all liens, present and future, GIVEN, GRANTED and CREATED by or at the instance and request of the owner of any such lot or lots to secure the payment of monies advanced or to be advanced on account of the purchase price and/or the construction of improvements on any such lot or lots.

EXECUTED this the 22nd day of September.

LAKE CONROE FOREST HOMEOWNERS ASSOCIATION

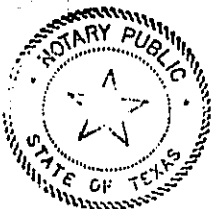
by L. S. Hermasche
Treasurer

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

X
X

This instrument was acknowledged before me on the 22nd day of September, 1982, by L. S. Hermasche.

David L. Riddle
Notary Public, State of Texas



Return To:
Steward Title
3710-A West Davis
Conroe T.