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710381

CERTIFICATE OF ANNEXATION TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
GREAT NORTHWEST, UNIT-27

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, by Declaration of Covenants, Conditions and Restrictions dated March 24, 1976, and recorded in Volume 7783, Pages 598-628, of the Deed Records of Bexar County, Texas, as amended by instrument dated March 23, 1977, recorded in Volume 8171, Page 357 of the Deed Records of Bexar County, Texas, reference to which records is here made for all purposes, Nance & Associates, Inc. and Texas Central Mortgage Co. d/b/a The Great Northwest Venture (as Declarant), subjected certain real property described in said Declaration (as amended) to certain covenants, conditions and restrictions; and

WHEREAS, Texas Central Mortgage Co. has conveyed its interest in the Great Northwest Venture to Nance & Associates, Inc. and Nance & Associates, Inc. is presently the Declarant;

WHEREAS, Declarant, as set forth in Article VIII., Section 8.4 of the aforesaid Declaration, retained the sole right to annex and bring within the purview of said Declaration additional property as designated by Declarant out of property more particularly described by metes and bounds on Exhibit "A" of the aforesaid Declaration; and

WHEREAS, NASH PHILLIPS/COPUS, INC. (the fee owner of the property described herein) now desires to annex certain portions of such additional property, and the Veterans Administration and/or the Federal Housing Administration desire to approve said annexation as required in Article VIII., Section 8.4 of the aforesaid Declaration; and

WHEREAS, Declarant desires to approve said annexation;

NOW, THEREFORE, NASH PHILLIPS/COPUS, INC. hereby declares that the following described property is hereby annexed and shall be held, sold and conveyed, subject to all easements, restrictions, covenants, terms and conditions which are set forth in the aforesaid Declaration, and any amendments thereto, to-wit:

VOL 3024 PAGE 1656

Lots 99 through 103, inclusive, Block 45; Lots 86 through 108, inclusive, Block 49; and Lots 19 through 23, inclusive, Block 97, GREAT NORTHWEST, UNIT-27, according to a plat thereof recorded in Volume 9502, Pages 161-162 of the Deed and Plat Records of Bexar County, Texas;

the Veterans Administration and/or Federal Housing Administration do hereby approve such annexation for all purposes.

The following provisions shall apply to all lots situated in Unit 27, notwithstanding any provisions contained in the Declaration, as amended, to the contrary, and such following provisions shall control whenever inconsistent with any restrictions set forth in the Declaration, as amended:

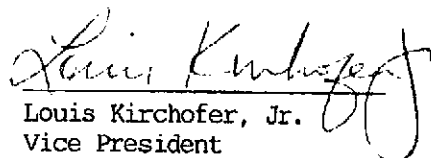
1. The main structure, exclusive of one-story open porches and garages, shall not be less than nine hundred square feet (900 sq.ft.).

Except as MODIFIED or LIMITED hereby, the remainder of the provisions contained in the Declaration, as amended, which are not inconsistent with the terms hereof, are RATIFIED and AFFIRMED and shall apply to the lots described in this Annexation Certificate.

EXECUTED as of the 31st day of October, 1983.

NASH PHILLIPS/COPUS, INC.

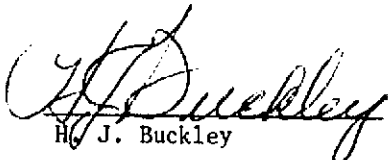
BY:


Louis Kirchofer, Jr.
Vice President

APPROVED BY:

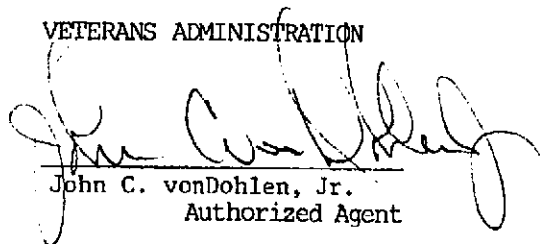
NANCE & ASSOCIATES, INC.

BY:


H. J. Buckley

BY:

VETERANS ADMINISTRATION


John C. vonDohlen, Jr.
Authorized Agent

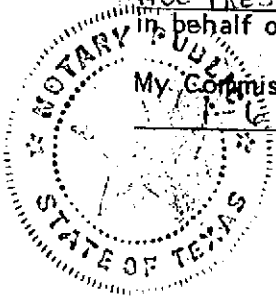
THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on October 31, 1983, by LOUIS KIRCHGFER, JR.,
VICE PRESIDENT of NASH PHILLIPS/COPUS, INC., a Texas corporation,
in behalf of said corporation.

My Commission Expires:
1-6-85

Virginia A. Powell
Notary Public, The State of Texas

VIRGINIA A. POWELL
(Please type or print name)



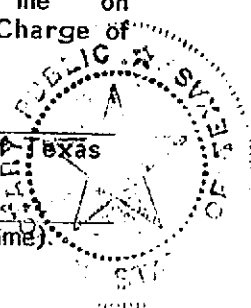
THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on November 11, 1983, by JOHN C. vonDOHLEN, Officer in Charge of
the VETERANS ADMINISTRATION, in behalf of said agency.

My Commission Expires:
6-4-86

Arnold C. Fulmer
Notary Public, The State of Texas

Arnold C. Fulmer
(Please type or print name)



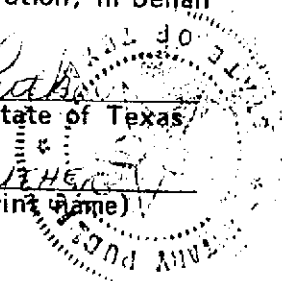
THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on 11 November, 1983, by H. J. Buckley, vice
President of NANCE & ASSOCIATES, INC., a Texas corporation, in behalf
of said corporation.

My Commission Expires:
9/14/85

Marie A. Luther
Notary Public, The State of Texas

MARIE A. LUTHER
(Please type or print name)



PLEASE RETURN TO:

Mr. Richard L. Kerr
FOSTER, LEWIS, LANGLEY, GARDNER
& BANACK, INCORPORATED
1655 Frost Bank Tower
San Antonio, Texas 78205

VOL 3024 PAGE 1658

ROBERT GREEN
COUNTY CLERK, BEXAR CO.

1984 FEB 1 PM 3 15

MC



COUNTY CLERK BEXAR COUNTY, TEXAS

FEB 02 1984

STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that this instrument was filed in the Public Records of said County of Bexar, Texas on the date and at the time specified herein by me, and was duly recorded in the Official Public Records of said County of Bexar, Texas on the date and at the time specified herein by me, and