

COMMON AREA AGREEMENT

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This COMMON AREA AGREEMENT is made this 15TH day of MARCH, 2017 by HOMEOWNERS ASSOCIATION OF PARKWAY AT ELDRIDGE, a Texas non-profit corporation (the "**Association**").

RECITALS

- A. The Association is the owner of that certain real property situated in the City of Houston, Harris County, Texas, described as follows (collectively, the "**Property**"):

All of Parkway Enclave Drive, Teal Bluff Lane, Prairie Hollow Lane, Grey Willow Trail, Jeffrey Pine Lane, 20' Private Alleys, Reserves A, B, C, D, E, F, G, H, Q, R and S in Block 1 and Reserves I, J, K, L, M, N, O, P, T and U in Block 2, of Parkway at Eldridge Sec. 4, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 675522 of the Map Records of Harris County, Texas;

- B. The Association is a homeowners association created for the general maintenance and upkeep of designated common areas (the "**Common Area**") on the Property as described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

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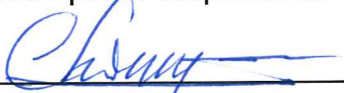
NOW THEREFORE, the Association, for and in consideration of the foregoing premises, and expressly for the benefit of, and to bind, its successors-in-interest to the Property, does hereby **AGREE** and **DECLARE** that:

THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF THE COMMON SANITARY SEWER LINE. THE ASSOCIATION SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF: (A) THE WATER LINES AND STORM PIPING, IF ANY, LOCATED IN THE COMMON AREA; (B) THE SHARED DRIVEWAYS AND OTHER PAVING, IF ANY, LOCATED IN THE COMMON AREA; AND (C) ELECTRICAL SERVICE LINES, IF ANY, LOCATED IN THE COMMON AREA, BETWEEN THE CENTERPOINT ENERGY EASEMENT AND THE POINT OF CONNECTION TO THE DWELLING UNIT. ALL AREAS NOT UNDER FOOTPRINT OF BUILDING IS TO BE CONSIDERED COMMON AREA.

Witness the hand of an authorized representative of the Association on the acknowledgement date noted below.

Executed to be effective, MARCH 15TH, 2017.

HOMEOWNERS ASSOCIATION OF PARKWAY AT ELDRIDGE,
a Texas non-profit corporation

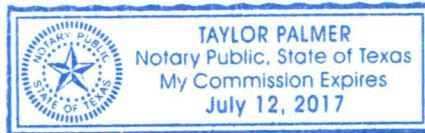
By: 
Name: JOHN CHANG
Title: PRESIDENT, HOA

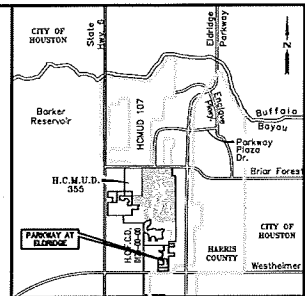
THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me, on this the 15 day of MARCH, 2017, by JOHN CHIANG, in the capacity therein stated.

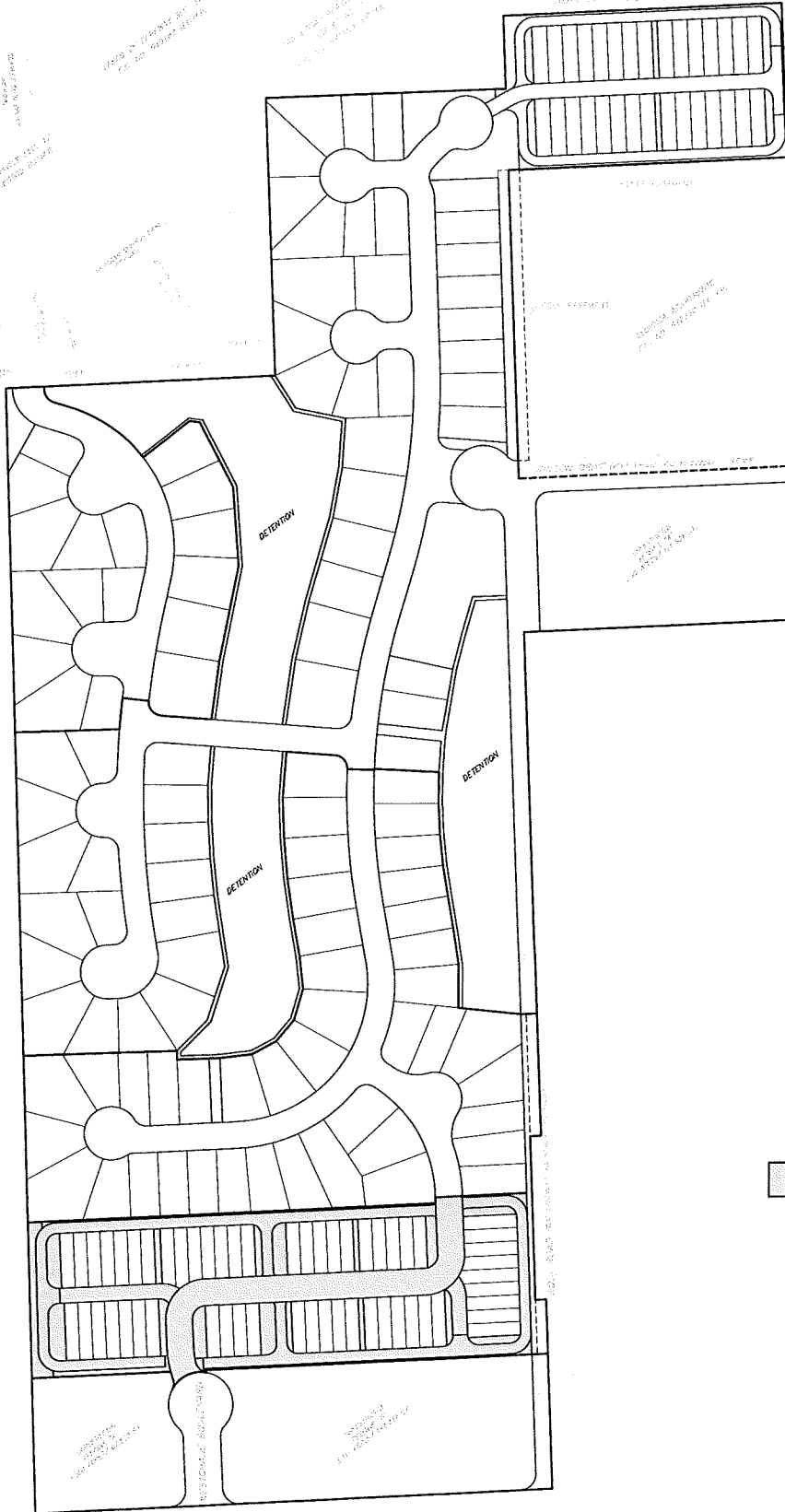
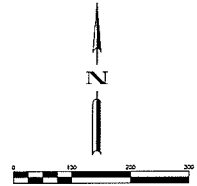
Taylor Palmer

NOTARY PUBLIC, STATE OF TEXAS
THE STATE OF TEXAS §
COUNTY OF HARRIS §





VICINITY MAP
N.T.S.



 - COMMON AREAS

**PARKWAY AT ELDRIDGE
COMMON AREA EXHIBIT**

OFFICE:
SUTEL 300 L.P.
1800 WEST LOOP SOUTH, SUITE 1300
HOUSTON, TEXAS 77057

ARCHITECT/ LAND PLANNER:
BOEKER & GILBERT & ASSOCIATES
2501 CINCO RANCH BLVD., SUITE A-250
DALLAS, TEXAS 75244
281-579-0340



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-568-8700 • www.bgeinc.com
TDEE Registration No. F-1045
TDELS Licensed Surveying Firm No. 101065-00

EXHIBIT "A"

RP-2017-111232
Pages 5
03/16/2017 09:44 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS