

7.00

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CERTIFICATE OF ANNEXATION TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
GREAT NORTHWEST, UNIT 29

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 III., 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:

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Lots 104 through 152, inclusive, Block 45;  
Lots 1 through 40, inclusive, Block 98;  
Great Northwest, Unit 29, according to a  
plat thereof recorded in Volume 9510  
Page 55, 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 29, 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 12<sup>th</sup> day of October, 1984.

NASH PHILLIPS/COPUS, INC.

BY:

Louis Kirchofer, Jr.  
Vice President

APPROVED BY:

NANCE & ASSOCIATES, INC.

BY:

H.J. Buckley

VETERANS ADMINISTRATION

BY:

John C. von Dohlen  
Authorized Agent

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THE STATE OF TEXAS )(  
COUNTY OF BEXAR )(  
(

This instrument was acknowledged before me on October 12, 1984, by Louis Kirchofer, Jr.; Vice President of NASH PHILLIPS/COPUS, INC., a Texas corporation, in behalf of said corporation.

My Commission Expires:  
2-9-87

Barbara E. Hale  
Notary Public, The State of Texas  
BARBARA E. HALE  
(Please type or print name)

THE STATE OF TEXAS )(  
COUNTY OF BEXAR )(  
(

This instrument was acknowledged before me on October 12, 1984, by John C. von Dohlen, Officer in Charge of the VETERANS ADMINISTRATION, in behalf of said agency.

My Commission Expires:  
01-15-86

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 October 15th, 1984, by H.J. Buckley, Vice President of NANCE & ASSOCIATES, INC., a Texas corporation, in behalf of said corporation.

My Commission Expires:  
5-24-88

Dorothy N. Tynes  
Notary Public, The State of Texas  
DOROTHY N. TYNES  
(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

STATE OF TEXAS )  
COUNTY OF BEXAR )  
I hereby certify that this instrument was FILED in File Number  
Sequence on the date and at the time stamped herein by me, and  
was duly RECORDED in the Official Public Records of Real Property  
of Bexar County, Texas on

AUG 1 1986



Robert D. Green  
COUNTY CLERK BEXAR COUNTY, TEXAS

FILED IN MY OFFICE  
ROBERT D. GREEN  
COUNTY CLERK BEXAR CO.  
1986 JUL 31 P 4: 10

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