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DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS

PLANTATION SOUTH SUBDIVISION - UNITS NO. 3, 4, 5 & 6

THE STATE OF TEXAS

COUNTY OF HIDALGO

THIS DECLARATION, made on the date hereinafter set forth by CUMMINGS & PERRY, INC., a Texas Corporation, hereinafter referred to as "DECLARANT"

WITNESSETH:

DECLARANT is the owner of certain property situated in Hidalgo County, Texas, which is described as follows:

Plantation South Subdivision - Units No. 3, 4, 5 & 6 as recorded in the Map Records of Hidalgo County, Texas in Volume 23, Page 129 B; Volume 24, Pages 20 A, 20 B, 21 A and 21 B.

DECLARANT hereby declares that all of the properties described above shall be held, sold and conveyed subject to the same Declaration of Covenants, Conditions and Restrictions governing Plantation South Subdivision Unit No. 1 recorded in the records of Hidalgo County, Texas in Volume 1823, Pages 600-611. Said easements, restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and shall run with, the said real property and shall be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

WHEREAS SAID DECLARATION of covenants, conditions and restrictions provide that DECLARANT shall have the right to designate the use of any new lots in the subdivision, now, therefore DECLARANT, as part of Article VI of such Declaration as same affects Units 3, 4, 5 & 6 of Plantation South Subdivision, designates the use of the lots in said Units as follows:

The following lots are designated as "Patio Home" or "Townhouse" lots: In Unit No. 3: lots 1 and 2. In Unit No. 4: lots 1 through 21 inclusive in block 6 and lots 1 through 18 inclusive in block 8. In Unit No. 6: lots 1 through 30 inclusive in block 42; lots 1 through 15 inclusive in block 13, lots 1 through 7 inclusive in block 22; lots 1 through 8 inclusive in block 23; lots 1, 2 and 3 in block 40.

The following lots are designated as "Detached Dwelling Lots": In Unit No. 6: lots 1 through 18 in block 14, lots 31 through 46 in block 42.

The following lots are designated as "Apartment or Condominium Lots": In Unit No. 6: lots 1 through 5 in block 5.

For the purpose of clarification, it is hereby provided that in Section 2.1 of the Declaration where one or more Condominium Units exist on a lot, "Owner" (unless context absolutely indicates otherwise) shall mean and refer to the record owner of each Condominium Unit; and further that in Section 2.4 of the Declaration where one or more Condominium Units exist on a lot, "Lot" (unless context absolutely indicates otherwise) shall mean and refer to each Condominium Unit.

The following lots are designated as "Large Mobile Home Lots": In Unit No. 5: lots 6 through 27 inclusive in block 26; lots 2 through 13 inclusive in block 25.

DECLARANT designates the "Zero (0) Lot Lines" as follows:

In Unit No. 3: lot No. 1, the "Zero (0) Lot Line" shall be the north property line; lot No. 2 "The Zero (0) Lot Line" shall be the south property line.

In Unit No. 4: lots 1 through 21 in block 6, the "Zero (0) Lot Line" shall be the west property line, lots 2 through 18 in block 8, the "Zero (0) Lot Line" shall be the west property line. Lot 1 in block 8, the "Zero (0) Lot Line" shall be the east property line.

In Unit No. 6: lots 1 and 30 in block 42, lots 1 and 15 in block 13, lot 1 in block 40, lot 7 in block 22 and lot 8 in block 23, the "Zero (0) Lot Line" shall be the south property line.

Lots 2 through 14 inclusive and lots 24 through 29 inclusive in block 42, lots 1 through 6 inclusive in block 22, lots 1 through 7 in block 23, lots 2 and 3 in block 40 and lots 2 through 14 in block 13, the "Zero (0) Lot Line" shall be the north property line.

Lot 15, block 42, the "Zero (0) Lot Line" shall be the east property line.

Lots 16 through 23 inclusive in block 42, the "Zero (0) Lot Line" shall be the west property line.

IN WITNESS WHEREOF, the undersigned, being the DECLARANT here, has hereunto set its hand and seal the 22ND day of JUNE, 1984.

ATTEST:

CUMMINGS & PERRY, INC.

Robert A. Perry
Secretary

Robert A. Perry

BY: Charles Cummings, Jr.
President

Charles Cummings, Jr.

THE STATE OF TEXAS

COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Charles Cummings, Jr., President of CUMMINGS & PERRY, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office on this 22 day of June, A.D. 1984.

C. Weems
C. Weems
Notary Public in and for
the State of Texas

My Commission Expires 5/17/88

FILED FOR RECORD

1984 JUN 25 PM 4 21

J. EDGAR RUIZ
COUNTY CLERK
MIDALGO COUNTY, TEXAS

72872

*Chy. + Pct.
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