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HOA of West Palm Villas on Walden Road, Inc. Setback Building Line Variance

Under Article IX, Section 9.4 ...Variance, ...The ACC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship or environmental considerations require, but only in accordance with Rules and Regulations adopted pursuant hereto. Such variances shall only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, or (b) stop the committee from denying a variance in other circumstances...

Additionally, under Article III, Section 3.4 ... Power To Adopt Rules And Regulations... The association, through its Board Of Directors, may adopt, amend, repeal, and enforce Rules and Regulations, fines, levies, and enforcement provisions as it deems necessary or desirable with respect to the interpretation and implementation of the Declaration, the operation of the Association, the use and enjoyment of the Common Areas, the use and enjoyment of the boat slips and the use of any other property within the Subdivision, including Lots. ...

THEREFORE, based on the above sections from the Declaration of Covenants, Conditions and Restrictions for the Homeowners Association of West Palm Villas On Walden Road, filed for record under County Clerks File No. 2000-076884 in the Real Property Records of Montgomery County, Texas and as a representative of the referenced Developer and as a member of the Architectural Control Committee, I hereby authorize the following variance:

Section One, Block One, Lot 22 of West Palm Villas on Walden Road- Rear setback line has been modified to reflect 19.8'. South building line encroachment of 0.2'.

IN WITNESS WHEREOF, the undersigned, being an authorized representative of the Board and a member of the Architectural Control Committee, has hereunto set its hand as of this 19th day of November, 2002.

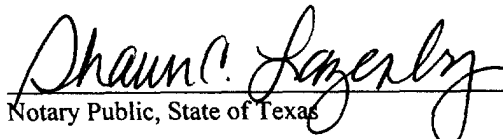
By: HOA of West Palm Villas on Walden Road, Inc.


George Portele, Board President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 19 day of Nov., 2002, by George Portele, Board President of HOA of West Palm Villas on Walden Road, Inc., in the capacity therein stated on behalf of said Association.


Notary Public, State of Texas

After Recording,
Please return to the following:

Principal Management Group
719 Sawdust Road, Suite 205
Spring, Texas 77380



224-10-2510

FILED FOR RECORD

2003 JAN -9 PM 4: 03

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify 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 at
Montgomery County, Texas.

JAN 09 2003



Mark Turnbull
County Clerk
Montgomery County, Texas