

**INSTRUMENT TO RECORD DEDICATORY INSTRUMENTS**

This Instrument is being recorded by the Anniston Community Association, a Texas nonprofit corporation (the "Association"), on behalf of the Anniston Community Foundation, Inc., pursuant to Section 202.006 of the Texas Property Code.

Section 202.006 of the Texas Property Code requires a property owners' association to record each dedicatory instrument in the real property records of the County in which the property to which the dedicatory instrument relates is located, if such instrument has not previously been recorded; and

Restrictive covenants and other matters concerning the Subdivision are set forth in the Declaration of Covenants, Conditions and Restrictions for Anniston recorded under Harris County Clerk's File No. 2024-322724 in the Official Public Records of Harris County, Texas. Such Declaration establishes a Foundation Fee payable to the Anniston Community Foundation, Inc.

The Association is currently subject to the following additional dedicatory instruments which have not previously been recorded, attached hereto and made a part hereof, to-wit:

**Notice of Foundation Fee**

Pursuant to Section 202.006 of the Texas Property Code, the Association does hereby record such additional dedicatory instruments, copies of which are attached hereto in the order set forth hereinabove.

Executed on the 10<sup>th</sup> day of October, 2024.

ANNISTON COMMUNITY ASSOCIATION

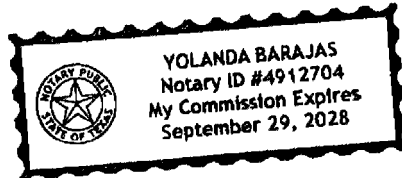
By:  
Name:  
Title:

Kim Stewart  
Kim Stewart  
Vice-President

RP-2024-375897

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on October 10, 2024,  
by Kim Stewart, the Vice-President of the Anniston Community  
Association, a Texas nonprofit corporation, on behalf of said entity.



Will Tamy  
Notary Public, State of Texas

RP-2024-375897

**NOTICE OF FOUNDATION FEE OBLIGATION**  
**ANNISTON COMMUNITY FOUNDATION, INC.**  
**(TO BE RECORDED HARRIS COUNTY)**

- 1. This Notice of Foundation Fee is given to any title company or other party assisting in the transfer of title of any real property encumbered by such Foundation Fee, to give notice of the obligation to collect and remit such Foundation Fee.**
- 2. The Foundation Fee is established in the Declaration of Covenants, Conditions and Restrictions for Anniston Community Association which is recorded in the Real Property Records of Harris County under Clerk's File No. RP-2024322725 (the "Declaration"). The Foundation Fee is equal to fifteen-hundredths of a percent (0.15%) of the gross sales price of the home situated on the Lot for all Lots in Anniston and fifteen-hundredths of a percent (0.15%) of the gross sales price of the improvements situated on a Commercial Unit for all Commercial Units in Anniston (as the terms Lots and Commercial Units are defined in the Declaration).**
- 3. The Foundation Fee is payable by the purchaser of the home situated on a Lot or by the purchaser of the improvements situated on a Commercial Unit at the time of the transfer of title to any Lot or Commercial Unit to such purchaser in Anniston, except that such Foundation Fee will not be payable by the Declarant or a Builder under the Declaration.**
- 4. The purpose for which the Foundation Fee will be used is for the purposes set forth in the Declaration.**
- 5. The name and contact information of the payee of the Foundation Fee is:**  
**Anniston Community Foundation, Inc.**  
**c/o KRJ Management, Inc.**  
**1800 Augusta Drive #200**  
**Houston, TX 77057**  
**(713) 600-4000**
- 6. The name and address of the payee to whom the Foundation Fee must be sent:**

Anniston Community Foundation, Inc.  
c/o KRJ Management, Inc.  
1800 Augusta Drive #200  
Houston, TX 77057

7. The real property subject to the Foundation Fee is all of the real property encumbered by the Declaration, whether initially at its recording or later annexed thereunder.

Executed this 10th day of October, 2024:

Anniston Community Foundation, Inc.

By: Kim Stewart

Name: Kim Stewart

Title: Vice-President

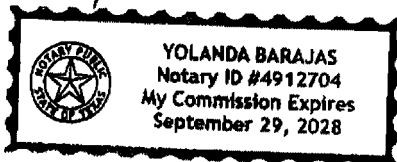
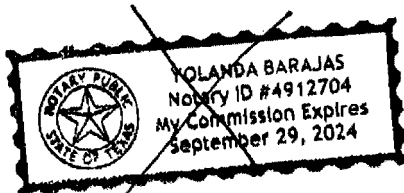
THE STATE OF TEXAS

§

COUNTY OF HARRIS

§

This instrument was acknowledged before me on <sup>October</sup>~~September~~ 10, 2024, by Kim Stewart, the Vice-President of Anniston Community Foundation, Inc., on behalf of said entity.



Wendy Taylor  
Notary Public, State of Texas

RP-2024-375897  
# Pages 5  
10/10/2024 11:08 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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.



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS