

TERMINATION AGREEMENT

THE STATE OF TEXAS)
COUNTY OF HARRIS) KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, C. L. Conner, Trustee (herein referred to as "Developer") has previously developed a tract of land in Harris County, Texas being commonly known as AMBERWOOD, an unrecorded subdivision, being 55.47 acres out of the A. R. RODMAN SURVEY, Abstract 141, in Harris County, Texas (herein referred to as "Amberwood"); and

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WHEREAS, as part of the development of Amberwood, Developer sold such lots out of Amberwood subject to certain restrictions (herein referred to as the "Restrictions") which required lot purchasers, excluding Developer, to pay to and become liable to the Property Owners Association for a yearly maintenance fee as determined by the Architectural Control Committee per tract purchased for the purpose of creating the Amberwood Maintenance Fund for maintenance of Amberwood as determined and administered by the Architectural Control Committee; and

WHEREAS, prior hereto, Developer and C. L. Conner who has administered the Architectural Control Committee, have collected and administered the Maintenance Fund; and

WHEREAS, the Amberwood Property Owners Association, Inc. (the "Association") has now been formed which membership consists of the property owners of Amberwood and

102-62-1413

such Association now desires to collect and administer the Maintenance Fund; and

WHEREAS, the Association has requested Developer and C. L. Conner to turn over to the Association the Maintenance Funds presently existing and all duties, powers and responsibilities concerning the Maintenance Fund and Developer and C. L. Conner desire to grant such request;

NOW THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby acknowledge and agree as follows:

1. Turn Over of Maintenance Fund. Developer and C. L. Conner hereby turn over possession to the Association of all Maintenance Funds consisting of \$15774.28 and all powers, duties and responsibilities concerning collection and administration of all such Maintenance Funds, all past due uncollected Maintenance Funds and all future arising Maintenance Fees. The Association hereby acknowledges receipt of such funds and accepts full responsibility for administration in accordance with the Restrictions of all such present funds, past due funds and hereafter accruing funds. The Association agrees to indemnify and hold Developer and C. L. Conner harmless against any claims concerning: (i) the administration and expenditure of such present funds, and (ii) the collection, administration and expenditure of all past due uncollected Maintenance Funds and all future accruing Maintenance Fees.

162-62-1414

2. **Accounting.** The Association hereby acknowledges that the members have reviewed, approved and accepted the accounting by Developer and C. L. Conner as to the collection, receipt and expenditure of all prior Maintenance Fees. The Association hereby releases Developer and C. L. Conner for any claims arising out of all prior administration and expenditure of such Maintenance Funds.

3. **Release.** The Association hereby releases and agrees to indemnify and hold Developer and C. L. Conner harmless for any claims, present or future, concerning the collection or failure to collect any past, present or future accruing Maintenance Fees and for the maintenance work previously done, not previously done, or in the future done, or failed to be done in the future.

4. **Binding.** The terms hereof shall inure to and be binding on the heirs, successors and assigns of the parties hereto.

DATED November 24, 1989.

ASSOCIATION:
AMBERWOOD PROPERTY OWNERS
ASSOCIATION, INC.:

By: [Signature]
Person: DANIEL A. VERNON
Title: PRESIDENT
Address: 1507 WHISPERING PINE
HUMBLE TX 77338

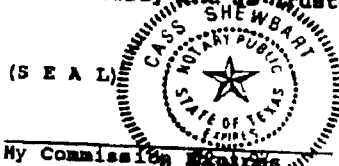
DEVELOPER:
[Signature]
C. L. Conner, Trustee
[Signature]
C. L. Conner
618 First Street
Humble, Texas 77338

(ACKNOWLEDGEMENT)

162-62-1415

THE STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on the 20 day of Nov., 1989, by C. L. Conner, individually and as trustee.



Notary Public in and for
The State of TEXAS

Print Name of Notary Here

THE STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on the 22 day of Nov., 1989, by Diana Vernon, of Amberwood Property Owners Association, Inc., a Texas non-profit corporation on behalf of said corporation.



Notary Public in and for
The State of TEXAS

Print Name of Notary Here

THE STATE OF TEXAS,
COUNTY OF HARRIS.

I, _____, County Clerk of the County of Harris, Texas, do hereby certify that the instrument was FILED in File Number _____, on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in the Official Public Records of Real Property at Harris County, Texas on _____ day of _____, 20____, at _____ o'clock _____ M., in Book _____, Page _____.

County Clerk of Harris County, Texas

NOV 14 1989



**FILED FOR RECORD
8:30 A.M.**

NOV 14 1989

County Clerk, Mineral County, Texas