

**ASSIGNMENT AND ASSUMPTION OF DECLARANTS  
AND ARCHITECTURAL REVIEW RIGHTS AND  
OBLIGATIONS OF THE SUBDIVISION**

**STATE OF TEXAS** §

**COUNTY OF BRAZOS** §

This Assignment and Assumption of Declarant's and Architectural Review Rights and Obligations ("Assignment") is made by TDI-BROOKS DEVELOPMENTS, LLC, a Texas limited liability company ("Assignor") to **THE CROSSING AT LICK CREEK HOA, INC.** ("Association"), a Texas non-profit corporation, its successors and assigns, as follows:

*Recitals*

Declarant recorded certain restrictions entitled Declaration of Covenants, Conditions and Restrictions recorded in Volume 13602, Page 1, Volume 14251, Page 134, and Volume 14926, Page 220, of the Official Records of Brazos County, Texas ("Declaration"), binding the property and lots in The Subdivision ("Subdivision"); and Assignor is the current "Declarant" under the Declaration; and

Assignor desires to assign certain non-exclusive rights and obligations as Declarant, pursuant of the Declaration, and the Association desires to accept such Assignment; and

Assignor and the Association hereby execute this Assignment to memorialize their agreement with regard to such assignment and assumption.

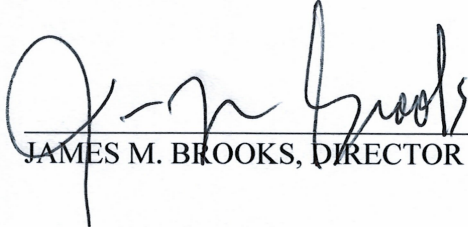
*Assignments and Agreements*

1. **Assignment of Declarant's Rights:** Assignor hereby assigns to the Association, the following non-exclusive rights and obligations of Assignor as Declarant under the Declaration:
  - a) The obligation to maintain, repair and replace the Common Areas (as defined in the Declaration;
  - b) The rights to certain easements for the maintenance, repair and replacement of the common Areas as set forth in the Declaration; and
  - c) The right to levy and collect assessments from owners of lots in the Subdivision as set forth in the Declaration.
2. **Retention of Declarant's Rights:** Except to the extent assigned herein by assignor to the Association, Assignor retains for itself, its successor and assigns, all other rights, interests, powers, privileges, benefits, and obligations as Declarant under the Declaration.
3. **Architectural Control Committee/Reviewer:** In the Declaration, BERNIE B. BERNARD, PAUL B. BROWN, AND JAMES M. BROOKS, as the original Architectural Control Committee ("ACC"), reserved the right to appoint successor members of the Architectural Control Committee/ Reviewer for the Subdivision with full authority to approve and disapprove plans and specifications for improvements submitted by owners of lots in The Subdivision. The ACC hereby assign their rights under the Declaration to the Association to appoint members of the Architectural Control Committee/Reviewer and the members of the ACC have consented to such request and have agreed to release whatever rights, if any, they may have under the Declaration.

4. **Assumption of Rights:** The Association hereby assumes and agrees to perform and discharge the duties and obligations of Assignor and the Architectural Control Committee/Reviewer assigned herein.
5. **Binding Effect:** This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

  
BERNIE B. BERNARD, DIRECTOR

  
PAUL B. BROWN, DIRECTOR

  
JAMES M. BROOKS, DIRECTOR

Date: 19 MARCH 2020