

**ASSIGNMENT AND ASSUMPTION OF DECLARANT'S
RIGHTS AND OBLIGATIONS
THE RESERVE ON LAKE CONROE**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This Assignment and Assumption of Declarant's Rights and Obligations for The Reserve on Lake Conroe (this "*Assignment*") is made and entered into by and between WB Conroe LLC, a Texas limited liability company ("*Assignor*"), and W Land Development, LLC, a Texas limited liability company ("*Assignee*").

RECITALS:

Lake Conroe Holdings, LLC, a Texas limited liability company ("*Original Declarant*"), filed that certain Declaration of Covenants, Conditions and Restrictions for The Reserve on Lake Conroe under Clerk's File Number 2019034750 in the Official Public Records of Montgomery County, Texas, as same has been or may be amended and supplemented from time to time (the "*Declaration*").

On February 24, 2021, Original Declarant assigned to Assignor all Declarant Rights by written instrument entitled *Assignment and Assumption of Declarant's Rights* filed of record in the Official Public Records of Montgomery County, Texas, under Clerk's File No. 2021023801.

Reference is made to the Declaration for all purposes. Unless otherwise set forth in this Assignment, the capitalized terms used in this Assignment have the same meanings as set forth in the Declaration, which definitions are incorporated in this Assignment by this reference.

The Declaration vested the Original Declarant with certain declarant rights and obligations (collectively, the "*Declarant Rights*"), including the right to assign those Declarant Rights.

Assignor desires to assign to Assignee the Declarant Rights established in the Declaration and assigned to it via the February 24, 2021 *Assignment and Assumption of Declarant's Rights* filed of record in the Official Public Records of Montgomery County, Texas, under Clerk's File No. 2021023801.

ASSIGNMENT:

Assignor and Assignee agree as follows:

1. Assignment. Assignor assigns to Assignee all Declarant Rights under the Declaration.
2. Acceptance of Assignment. By its signature below, Assignee accepts the assignment and assumes all the Declarant Rights under the Declaration assigned to it per this

Assignment. Assignee agrees, for the benefit of Assignee, to perform and discharge all the assigned Declarant Rights under the Declaration.

All the terms of this Assignment, whether so expressed or not, are binding upon and inure to the benefit of the respective successors and assigns of Assignor and Assignee.

This Assignment is effective as of the date it is filed in the Official Public Records of Montgomery County, Texas.

SIGNED this the 27th day of January, 2025.

ASSIGNOR:

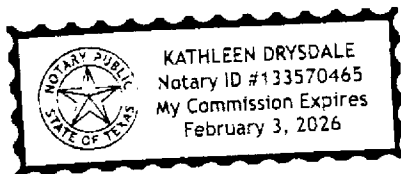
WB CONROE, LLC,
a Texas limited liability company

By: WB Conroe, LLC,
a Texas limited liability company,
its Manager

By: [Signature]
Print Name: Ting Qiao
Title: Manager

STATE OF _____ §
COUNTY OF Harris §

This instrument was acknowledged before me on the 27th day of January, 2025, by Ting Qiao, the Manager of WB Conroe LLC, a Texas limited liability company, on behalf of said entity.



[Signature]
Notary Public - State of TEXAS

ASSIGNEE ACCEPTANCE


Ting Qiao, the Manager of W Land Development, LLC, a Texas limited liability company, in consideration of the interest assigned to it in this Assignment, accepts the Declarant Rights of Assignor.

SIGNED this the 27th day of January, 2025.

ASSIGNEE:

W LAND DEVELOPMENT, LLC,
a Texas limited company

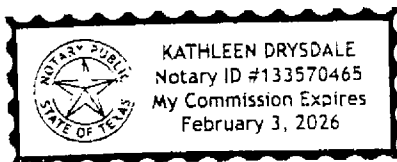
By: W Land Development, LLC,
a Texas limited liability company,
its Manager

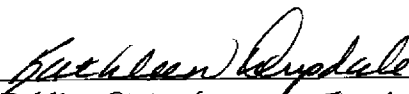

By: _____
Print Name: Ting Qiao
Title: Manager

STATE OF Texas §

COUNTY OF Harris §

This instrument was acknowledged before me on the 27th day of January, 2025, by Ting Qiao, the Manager of W Land Development, LLC, a Texas limited liability company, behalf of said entity.




Notary Public – State of Texas

E-FILED FOR RECORD

02/11/2025 01:47PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

02/11/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas