

SUBORDINATION OF MAINTENANCE
ASSESSMENTS/CHARGES TO DEED OF TRUST LIEN
(FIRST OR SECOND PURCHASE MONEY LIEN , ONLY)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas Non-Profit Corporation and a “property owners’ association,” hereinafter sometimes referred to herein as the "ASSOCIATION", is the lawful holder of a vendor's lien and/or assessment lien relative to Lots located within the NOTTINGHAM COUNTRY Subdivision, Section _____ (), Harris County, Texas pursuant to those certain covenants, conditions and restrictions filed in Volume _____, Page ____ *et seq.* of the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, the ASSOCIATION has been requested to subordinate its lien in order to allow for the following property to be financed or refinanced:

Lot _____ (), in Block _____ (), of NOTTINGHAM COUNTRY, Section _____ (), a subdivision in _____ County, Texas, according to the map or plat thereof filed of record in Volume ____, Page __ of the Map Records of _____ County, Texas, more commonly known as _____, Texas (the “Subject Property”).

WHEREAS, _____ and _____ will execute a Deed of Trust [**CHOOSE ONE: (a) the “First Lien Purchase Money Mortgage;” or (b) the “Second Lien Purchase Money Mortgage”**] to secure that one certain promissory note dated on or about _____, 200__, in the original principal sum of _____ AND __/100 DOLLARS (\$____,____.____), payable to the order of _____ (the “Mortgage Holder”) on the Subject Property, which mortgage lien secures the payment of monies advanced on account of the purchase price of the Subject Property; and

WHEREAS, the Mortgage Holder requires that its lien against the Subject Property be a first and superior lien, and has requested the ASSOCIATION to subordinate its lien against the Subject Property securing the property owners’ association dues or the maintenance fund fees to the above described purchase money mortgage lien (i.e., the above referenced Deed of Trust Lien) in favor of the beneficiary thereof; and

WHEREAS, in accordance with the foregoing request, the ASSOCIATION has agreed to subordinate its lien to the above described purchase money mortgage lien, only; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC., for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby agree that its property owners' association dues and/or its maintenance fund lien against the Subject Property shall be and remain inferior and subordinate only to that certain purchase money Deed of Trust Lien against the above described property dated on or about _____, 200__, executed by _____ and _____ and given to secure the holder of that certain promissory note above described.

SIGNED this _____ day of _____, 200__.

NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC.

By: _____

Printed Name: DON MACH
Position Held: Vice-President

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BEFORE ME, the undersigned authority on this day personally appeared DON MACH, the Vice-President of NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Corporation.

GIVEN UNDER MY OFFICIAL HAND AND SEAL OF OFFICE on this the _____ day of _____, 200__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS