

SECOND AMENDMENT TO DECLARATION OF  
COVENANTS AND RESTRICTIONS FOR PART OF  
KEEGAN'S GLEN, SECTION SIX  
A SUBDIVISION IN HARRIS COUNTY, TEXAS

003-00-2050

01/04/82 00041160 H281221 \$ 11.00

THE STATE OF TEXAS X  
COUNTY OF HARRIS X

WHEREAS, MARIX HOUSING CORPORATION, a Texas Corporation ("Marix"), and having its principal office in Harris County, Texas, has heretofore executed that certain Declaration of Covenants and Restrictions for KEEGAN'S GLEN, SECTION SIX, a subdivision in Harris County, Texas, filed for record under County Clerk's File No. H113911, and recorded in the Official Public Records of Real Property of Harris County, Texas (hereinafter referred to as the "Declaration"), imposing on KEEGAN'S GLEN, SECTION SIX, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 302, Page 101 of the Map Records of Harris County, Texas all those certain covenants, restrictions, easements, charges and liens therein set forth for the benefit of the Section Six (6) land each owner thereof; and,

WHEREAS, Marix later executed a First Amendment to such Declaration, such First Amendment having been filed for record with the County Clerk of Harris County, Texas under Clerk's Document No. H-143498 and recorded in the Official Public Records of Harris County, Texas; and

WHEREAS, Marix has conveyed to ARBOR HOME CORPORATION ("Arbor") all of those certain lots out of Keegan's Glen, Section Six as described in Exhibit "A" hereto, such Lots described in Exhibit "A" being hereinafter called the "Properties," and

WHEREAS, Arbor, as the owner of the Properties desires to Amend some of the provisions of the First Amendment to said Declaration, the provisions Arbor is amending hereby being those relating to Article VII Section 2, sub-section 2(a) Zero Lot Line Placement and the minimum distance between the Zero Lot Line dwellings.

NOW, THEREFORE, Arbor, as the owner of the Properties, does hereby change and Amend the said Article VII Section 2, sub-section 2(a) (as contained on Page 3 of said First Amendment), and same shall hereafter be as follows:

2. Zero Lot Line Option

- (a) Placement. The front building setback line shall be as hereinabove required. Each residence dwelling shall be designed so as to provide that a minimum of fifty percent (50%) of the linear distance of one (1)

wall of the residence structure shall be constructed adjacent to and abutting a side lot line. Such side lot line where there is such construction shall be hereinafter referred to as the "Zero Lot Line." Provided, however, that an open court or patio may be built adjacent and abutting the aforementioned Zero Lot Line, but said open court or patio must be enclosed by either a wood or masonry wall having a minimum height of six feet (6'). This wall must, as is the case with the residence wall, be constructed adjacent to the abutting Zero Lot Line and enclose the court or patio in such a manner as to appear to be an extension of the residence dwelling. The Zero Lot Line walls shall have no exterior objects or appurtenances such as, for example, there shall be no electric panels, vents, plumbing clean outs, windows or openings of any kind unless such Zero Lot Line side is on the street side of a corner lot. If the Zero Lot Line side is on the street side of a corner lot, normal openings and exterior appurtenances may be constructed on the dwelling abutting the Zero Lot Line. Provided, however, the roof overhang and the attached guttering of the Zero Lot Line dwelling may extend and encroach over the Zero Lot Line for a distance not to exceed twenty-four inches (24"). There is hereby established a six foot (6') minimum distance between the Zero Lot Line and the residence dwelling situated upon the adjoining Lot. Provided, however, such minimum six foot (6') distance must not extend for more than three-fourths (3/4) of the length of the structure. The open court or patio wall shall not be considered a part of the structure. No dwelling shall be located on any Lot within any Utility Easement along the rear lot line.

The above change and amendment shall apply only to the Properties.

RepublicBank Dallas, National Association and Lamar Savings Association, the holders of liens on the Properties, do hereby join in the execution hereof to evidence their consent thereto, and do hereby acknowledge their rights as being subordinate to the provisions of this Second Amendment.

IN WITNESS WHEREOF, the undersigned, being an assign of the Declarant, and the Lienholders, have executed this Second Amendment to the Declaration to be effective upon the execution hereof.

Executed on this the 11<sup>th</sup> day of November, 1981.

ATTEST

ARBOR HOME CORPORATION

By: Judy Boyd  
JUDY BOYD, Vice President

By: Jeffrey B. Lewis  
JEFFREY B. LEWIS, President

SIGNED by Lienholder on this the 19<sup>th</sup> day of November, 1981.

ATTEST

REPUBLICBANK DALLAS, NATIONAL ASSOCIATION

By: Rex J. Hutcherson

By: Rex J. Hutcherson  
Rex J. Hutcherson, Vice President

SIGNED by Lienholder on this the 24<sup>th</sup> day of November, 1981.

LAMAR SAVINGS ASSOCIATION

By: Bill Benton  
Bill Benton, Jr. President

THE STATE OF TEXAS X  
COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared JEFFREY B. LEWIS, President of Arbor Home Corporation, a 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 HAND AND SEAL OF OFFICE on this, the 11<sup>th</sup> day of November, 1981.

Bertha Perez  
Notary Public in and for  
The State of Texas  
Bertha Perez

THE STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Rex J. Hutcherson, Vice President of RepublicBank Dallas, National Association, 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 banking association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this, the 19<sup>th</sup> day of NOVEMBER, 1981.

Annis Hall  
Notary Public in and for  
Dallas County, Texas  
ANNIS HALL  
Notary Public, State of Texas  
My Commission Expires 4-18-84

THE STATE OF TEXAS X  
COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared Bill Benton, President of Lamar Savings Association, 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 savings and loan association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this, the 24 day of November, 1981.

Kathy Bellamy  
Notary Public in and for  
Harris County, Texas  
Kathy Bellamy

This Second Amendment is hereby approved by the Department of Housing and Urban Development on this, the 31st day of December, 1981.

DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT  
Federal Housing Administration

By: James M. Wilson  
JAMES M. WILSON  
Deputy Supervisor, Development

THE STATE OF TEXAS X  
COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared JAMES M. WILSON, Deputy Supervisor--Development, of the Federal Housing Administration, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated, and as the act and deed of said governmental agency.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31st day of December, 1981 A.D.

Bertha Perez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Bertha Perez

Record and Hold for United Title  
Attn: Jane Allen

## EXHIBIT "A"

Lots One (1) through Twenty-Six (26), both inclusive, in Block One (1);  
Lots One (1) through One Hundred Two (102), both inclusive, in Block Two (2);  
Lots One (1) through Forty-Three (43), both inclusive, in Block Three (3); and  
Lots One (1) through Twenty-One (21), both inclusive, in Block Four (4), of  
KEEGAN'S GLEN, REPLAT OF SECTION SIX (6), an addition in Harris County, Texas, D  
according to the map or plat thereof recorded in Volume 302, Page 101, Map  
Records of Harris County, Texas.

FILED  
JAN 4 2 12 PM 1982  
*Cliff Redman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

100-1-111-101

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 on

JAN - 4 1982



*Quita Lockwood*  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS