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Amendment To Restrictions

THE STATE OF TEXAS
COUNTY OF FORT BEND

WHEREAS, KEVALAND TEXAS CORPORATION doing business as BLUE RIDGE ASSOCIATES, a Texas corporation, hereinafter called "Declarant," is the owner of that certain property known as RIDGEGATE, SECTION THREE, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 22, Page 60 of the Map Records of Fort Bend County, Texas; and

WHEREAS, by instrument dated the 13th day of March, 1979, and recorded in Fort Bend County, Texas, County Clerk's Number 87817, Volume 833, Page 134 through 152, certain reservations, restrictions, covenants and conditions were imposed upon said property, and

WHEREAS, it is the desire of the Declarant to further amend the reservations, restrictions, covenants and conditions in certain particulars and it is in the best interest of all of the owners of the herein described properties that they be so amended;

NOW, THEREFORE, the hereinabove Declarant hereby amend the reservations, restrictions, covenants and conditions with respect to all lots subject thereto as set out in the provisions below, which provisions shall supplant and replace those provisions contained in the instrument recorded under Clerk's File Number 87817 to the extent and only to the extent, that the provisions set out below conflict with provisions contained therein.

ARTICLE III

USE RESTRICTIONS

Section 1. Land Use and Building Type. All Lots shall be known and described at Lots for residential purposes only (hereinafter sometimes referred to as "residential lots"), and no structure shall be erected, altered, placed, or permitted to remain on any residential Lot other than one single-family dwelling not to exceed two (2) stories in height and a detached or an attached garage not less than 280 square feet or

for more than four cars. Carports on residential Lots are prohibited. As used herein, the term "residential purposes" shall be construed to prohibit the use of said Lots for duplex houses, garage apartments, or apartment houses; and no Lot shall be used for business or professional purposes of any kind, nor for any commercial or manufacturing purpose. No building of any kind or character shall ever be moved onto any Lot within said subdivision, it being the intention that only new construction shall be placed and erected thereon.

Section 3. Dwelling Size. The ground floor of the main residential structure, exclusive of open porches and garages, shall not be less than 1,200 square feet for one-story dwelling for the following residential lots: Blk 11, Lots 1-4 inclusive; Blk 12, Lots 21-45 inclusive; Blk 14, Lots 1-16 inclusive; Blk 16, Lots 1-16 inclusive; Blk 17, Lots 13-49 inclusive; Blk 18, Lots 1-27 inclusive; and Blk 19, Lots 1-13 inclusive. Also, the ground floor of the main residential structure, exclusive of open porches and garages, shall not be less than 1,350 square feet for a one-story dwelling for the following residential lots: Blk 12, Lots 10-20 inclusive; Blk 13, Lots 1-13 inclusive; Blk 15, Lots 1-62 inclusive; Blk 16, Lots 17-30 inclusive; and Blk 17, Lots 1-12 inclusive. In addition, the ground floor area plus the upper floor area of the main residential structure of a one and one-half (1 1/2), or a two (2) story dwelling shall not be less than 1,900 square feet on any residential lot within the Properties.

EXCEPT as herein provided, the reservations, restrictions, covenants and conditions as set out in the instrument recorded under County Clerk's Number 87817, Volume 833, Page 134 and 152, Fort Bend County, Texas, shall remain in full force and effect for the term provided therein.

EXECUTED this 13th day of AUGUST, 1979, A.D.

KEVALAND TEXAS CORPORATION
d/b/a Blue Ridge Associates

ATTEST:

Kevaland Texas Corporation

Henry C. Booher
Henry C. Booher, Asst. Secretary

By: M. R. Shilling
M. R. Shilling, Vice President



RIDGEGATE COMMUNITY IMPROVEMENT
ASSOCIATION

BY: Mark J. Mason
Member, Board of Trustees

BY: Henry E. Bonham
Member, Board of Trustees

BY: Robin S. Green
Member, Board of Trustees

BY: _____
Member, Board of Trustees

BY: _____
Member, Board of Trustees

"BOARD OF TRUSTEES"

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared
M. R. SHILLING, 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 his capacity as Vice President
of KEVALAND TEXAS CORPORATION, doing business as Blue Ridge Associates, as its
binding act and deed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of August,
1979, A.D.

Robin S. Green
NOTARY PUBLIC in and for Harris County
TEXAS
NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS
MY COMMISSION EXPIRES
SEPT. 13 1980
SSN 559-22-7806

My Commission Expires:

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared
MARK J. MASON, Member of the Board of Trustees of RIDGEGATE
COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit association, known to me
to be the person whose name is subscribed to the foregoing instrument, and acknow-
ledged 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 Association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of
AUGUST, 1979.

Robin S. Green
Notary Public in and for Harris County
TEXAS
ROBIN S. GREEN
NOTARY PUBLIC IN AND FOR (Print Name)
HARRIS COUNTY, TEXAS
MY COMMISSION EXPIRES
SEPT. 13 1980
SSN 559-22-7806

My Commission Expires:

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared HENRY E. BOOTHER, member of the Board of Trustees of RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit 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 Association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of AUGUST, 1979.

Robin A. Green
Notary Public in and for Harris County
T E X A S
ROBIN A. GREEN
Notary Public in and for
Harris County, Texas
My Commission Expires
Sept. 15, 1980
BSN 559-22-7806

My Commission Expires: _____

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ROBIN S. GREEN, member of the Board of Trustees of RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit 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 Association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of August, 1979.

Linda Rector
Notary Public in and for Harris County
T E X A S
LINDA RECTOR
Notary Public in and for Harris County, Texas
(Harris County) Expires April 4, 1980
BS 9450-74-4502

My Commission Expires: _____

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____, member of the Board of Trustees of RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit 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 Association.

FILED FOR RECORD
TIME 8 A.M.
AUG 15 1979

Pearl Ellett
COUNTY CLERK, FORT BEND COUNTY, TEX.

Duly recorded this the 16 day of August A.D. 1979 at 4:30 o'clock P.M.
BY Olivia J. Cortez Deputy Pearl Ellett, County Clerk
Fort Bend County, Texas