

8807032

71⁰

**AMENDED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
TEALBRIAR**

THE STATE OF TEXAS X

COUNTY OF FORT BEND X

WHEREAS, that certain subdivision known as TEALBRIAR, (the "Subdivision") was platted of record in the office of the County Clerk of Fort Bend County, Texas, on Slide Numbers 582-A, 582-B and 583-A of the Map Records of Fort Bend County, Texas; and

WHEREAS, by instrument entitled Declaration of Covenants, Conditions and Restrictions (the "Restrictions"), dated June 7, 1983, executed by SLOCO, Inc., a corporation, and filed in the Official Records of Fort Bend County, Texas, under County Clerk's File No. 33048 at Volume 1238, Page 52, and additionally recored in the Deed Records of Harris County, Texas, under County Clerks File No. H980686, certain covenants, conditions and restrictions were adopted to apply uniformly to the use, occupancy and conveyance of lots (described below) in Tealbriar for the benefit of present and future owners of said lots, to wit:

**Lots 1 through 29, both inclusive in Block 1
Lots 1 through 66, both inclusive in Block 2
Lots 1 through 31, both inclusive in Block 3
Lots 1 through 5, both inclusive in block 4**

WHEREAS, the Restrictions provide that the Dover Community Association, Inc., its successors and assigns, shall collect and disburse the maintenance assessment and perform such other and further functions as therein described; and

WHEREAS, said Association acts on behalf of another subdivision and in the opinion of the undersigned, a conflict exist such that the best interest of the Lot Owners in the Subdivision would be served by forming a successor corporation and have the succesor corporation assume the responsibilities and liabilities of the Dover Community Association, Inc. as concerns only the lots in Tealbriar; and

WHEREAS, the undersigned have caused to be formed a new corporation, TEALBRIAR COMMUNITY ASSOCIATION, INC., to act as successor to the Dover Community Association, Inc. and now desires to amend the Restrictions to provide for such successor corporation to assume the responsibilities and liabilities of the Dover Community Association, Inc.; and

**BUTLER, LANGFORD & EWALT
5718 Westheimer, Suite 1640
Houston, Texas 77057**

Refer to

WHEREAS, pursuant to said Restrictions, same may be amended during the first twenty (20) year period by an instrument signed by the Owners owning not less than ninety percent (90%) of the Lots within the Subdivision; and

WHEREAS, there is no longer any "class B voting membership" in the Subdivision such as to require prior approval of the Veteran's Administration or the Federal Housing Authority to the amendment of the Restrictions.

NOW, THEREFORE, the undersigned, the record owners of the fee simple title to lots located in the Subdivision as described below their signature and constituting the Owners of more than ninety percent (90%) of the Lots situated in the Subdivision, do hereby amend the Restrictions filed in the Official Records of Fort Bend County, Texas, under County Clerk's File No. 33048 at Volume 1238, Page 52, and additionally filed in the Deed Records of Harris County, Texas, under County Clerk's File No. H980686, as follows:

1. Any reference in the Restrictions to the "Dover Community Association, Inc." shall henceforth be deemed to mean and refer to "TEALBRIAR COMMUNITY ASSOCIATION, INC."; and

2. Any reference in the Restrictions to the "Bylaws" or "Articles of Incorporation", shall henceforth be deemed to mean and refer to the Bylaws and Articles of Incorporation of the TEALBRIAR COMMUNITY ASSOCIATION, INC.; and

3. In all other respects the Restrictions are hereby ratified, affirmed and approved.

WITNESS OUR HANDS on the date opposite the signatures following.

DATE: 11-21-87 Alan L. Shelhamer
(Print Name) ALAN L. SHELHAMER

DATE: 11-21-87 Judie Shelhamer
(Print Name) Judie Shelhamer

Address: 9715 Queensbridge
Sugar Land, Texas 77478

DATE: _____

(Print Name) _____

DATE: _____

(Print Name) _____

Address: _____

STATE OF TEXAS)

COUNTY OF FORT BEND)

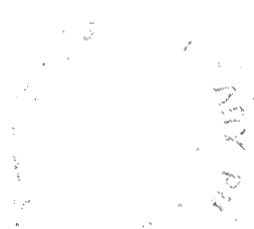
BEFORE ME, the undersigned authority, on this day personally appeared Alan K. Shelburne, Judge Shelburne, known to me to be the person(s) whose name(s) are/is subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of December, 1987.

Renee Falls

Notary Public for the
State of Texas

RENEE FALLS
Notary Public, State of Texas
My Commission Expires February 6, 1989
Bonded by Lovett Agency, Lawyers Surety Corp.



WHEREAS, pursuant to said Restrictions, same may be amended during the first twenty (20) year period by an instrument signed by the Owners owning not less than ninety percent (90%) of the Lots within the Subdivision; and

WHEREAS, there is no longer any "class B voting membership" in the Subdivision such as to require prior approval of the Veteran's Administration or the Federal Housing Authority to the amendment of the Restrictions.

NOW, THEREFORE, the undersigned, the record owners of the fee simple title to lots located in the Subdivision as described below their signature and constituting the Owners of more than ninety percent (90%) of the Lots situated in the Subdivision, do hereby amend the Restrictions filed in the Official Records of Fort Bend County, Texas, under County Clerk's File No. 33048 at Volume 1238, Page 52, and additionally filed in the Deed Records of Harris County, Texas, under County Clerk's File No. H980686, as follows:

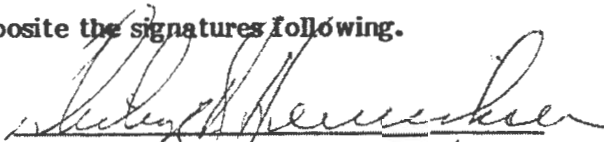
1. Any reference in the Restrictions to the "Dover Community Association, Inc." shall henceforth be deemed to mean and refer to "TEALBRIAR COMMUNITY ASSOCIATION, INC."; and

2. Any reference in the Restrictions to the "Bylaws" or "Articles of Incorporation", shall henceforth be deemed to mean and refer to the Bylaws and Articles of Incorporation of the TEALBRIAR COMMUNITY ASSOCIATION, INC.; and

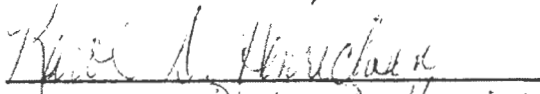
3. In all other respects the Restrictions are hereby ratified, affirmed and approved.

WITNESS OUR HANDS on the date opposite the signatures following.

DATE: 12-16-87


(Print Name) Philip D. Henriksen

DATE: 12/10/87


(Print Name) Philip D. Henriksen

Address: 9702 Calverton
Sugar Land, Tx 77478

DATE: _____
(Print Name) _____

DATE: _____
(Print Name) _____

Address: _____

STATE OF TEXAS X

COUNTY OF FORT BEND X

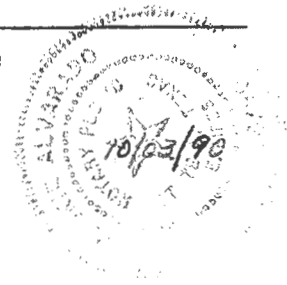
BEFORE ME, the undersigned authority, on this day personally appeared Philip D. Henrichsen Karol D. Henrichsen, known to me to be the person(s) whose name(s) are/is subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of Decembers 1987.

Jackie Alvarado

Notary Public for the
State of Texas

Jackie Alvarado



AS PER ORIGINAL

WHEREAS, pursuant to said Restrictions, same may be amended during the first twenty (20) year period by an instrument signed by the Owners owning not less than ninety percent (90%) of the Lots within the Subdivision; and

WHEREAS, there is no longer any "class B voting membership" in the Subdivision such as to require prior approval of the Veteran's Administration or the Federal Housing Authority to the amendment of the Restrictions.

NOW, THEREFORE, the undersigned, the record owners of the fee simple title to lots located in the Subdivision as described below their signature and constituting the Owners of more than ninety percent (90%) of the Lots situated in the Subdivision, do hereby amend the Restrictions filed in the Official Records of Fort Bend County, Texas, under County Clerk's File No. 33048 at Volume 1238, Page 52, and additionally filed in the Deed Records of Harris County, Texas, under County Clerk's File No. H980686, as follows:

1. Any reference in the Restrictions to the "Dover Community Association, Inc." shall henceforth be deemed to mean and refer to "TEALBRIAR COMMUNITY ASSOCIATION, INC."; and

2. Any reference in the Restrictions to the "Bylaws" or "Articles of Incorporation", shall henceforth be deemed to mean and refer to the Bylaws and Articles of Incorporation of the TEALBRIAR COMMUNITY ASSOCIATION, INC.; and

3. In all other respects the Restrictions are hereby ratified, affirmed and approved.

WITNESS OUR HANDS on the date opposite the signatures following.

DATE: 1/4/88

Bonnie J Clark
(Print Name) Bonnie Clark

DATE: 1-5-88

Robert J Clark
(Print Name) R.J. Clark

Address: 9811 Calverton Dr

Sugar Land Tx 77478