

06/08/05

FIRST AMENDMENT OF UNTITLED RESTRICTIONS
FLEETWOOD, SECTION THREE (3)

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STATE OF TEXAS §
COUNTY OF HARRIS §
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, certain untitled restrictions for FLEETWOOD, SECTION THREE (3) (the "Original Declaration") were placed upon a portion of that certain subdivision of 52.7136 acres out of the Joel Wheaton Survey, Abstract No. 80, in Harris County, Texas, and being a part of the Replat of FLEETWOOD, SECTION THREE (3), as reflected under County Clerk's File No. E397573 in the Office of the County Clerk of Harris County, Texas; which has been heretofore platted and subdivided into that certain subdivision known as FLEETWOOD, SECTION THREE (3), dated March 1, 1976, which were recorded on March 4, 1976, and are on file and of record in the office of the County Clerk of Harris County, Texas, under File No. E693996, Film Code 136-13-0244 et seq., with respect to the following lots:

- Block One (1): Lots One (1) through Four (4), inclusive
- Block Three (3): Lots Five (5) through Eight (8), inclusive
- Block Three (3): Lots Ten (10) through Fifteen (15), inclusive
- Block Three (3): Lots Seventeen (17) through Nineteen (19), inclusive
- Block Five (5): Lots One (1) through Twenty-Nine (29), inclusive
- Block Six (6): Lots One (1) through Twenty-Nine (29), inclusive
- Block Seven (7): Lots One (1) through Thirteen (13), inclusive;

WHEREAS, the Original Declaration is hereinafter referred to as the "Declaration"; and

WHEREAS, in accordance with the provisions of Paragraph 24 of the Declaration it may be amended as therein provided.

NOW, THEREFORE, the undersigned, being not less than seventy-five percent (75%) of the lot owners in FLEETWOOD, SECTION THREE (3), do hereby agree to amend, and do hereby amend the Declaration, as follows:

That portion of Paragraph 20, entitled "Maintenance Fund" which reads as follows, is hereby deleted in its entirety:

"Such maintenance charge may be adjusted by Fleetwood Community Improvement Association, Inc. from year to year as the needs of the property may, in its judgment, require, but in no event shall such maintenance fund exceed Two Hundred Fifty (\$250.00) dollars per lot per year. The maintenance charge shall remain effective until May 31, 1997, and shall automatically be extended

RECORDED

thereafter for successive periods of ten (10) years; provided, however, that the owners of the majority of the lots may revoke such maintenance charge on either May 31, 1997, or at the end of any successive ten (10) year period thereafter by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and filing the same for record in the Office of the County Clerk of Harris County, Texas, at any time prior to May 31, 1997, or at any time prior to the expiration of any successive ten (10) year period thereafter."

And shall be replaced with the following:

"Such maintenance charge may be adjusted by Fleetwood Property Owners Association, Inc. (successor to Fleetwood Community Improvement Association, Inc.) (the "Association"), from year to year as the needs of the property may in its judgment require, provided however, that the maintenance charge assessed for the year 2005, which shall be due on January 1, 2005, shall not exceed Three Hundred Seventy-Five and NO/100 Dollars (\$375.00) per lot. The amount of the maintenance charge shall be levied at the sole discretion of the Board of Directors of the Association. The Board of Directors shall determine the sufficiency or insufficiency of the then current maintenance charge to reasonably meet the expenses for providing services and capital improvements in Fleetwood Section 1, Section 2, Section III, Section Three (3), Section Five (5) and Section Six (6), inclusive, all subdivisions in Harris County, Texas, and may, in its sole discretion, beginning for the year 2006, increase the annual maintenance charge in an amount up to five percent (5%) over the previous year's annual maintenance charge. The annual maintenance charge shall not be adjusted more than once in a calendar year nor shall any increase be construed to take effect retroactively. Any such increase not levied annually may not be accumulated."

That portion of Paragraph 24, entitled "Amendment to the Above Restrictions" which reads as follows, is hereby deleted in its entirety:

"This declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety (90%) percent of the lot owners, and thereafter by an instrument signed by not less that seventy-five (75%) percent of the lot owners."

And shall be replaced with the following:

"This declaration may be amended by an instrument signed by at least one of the owners of not less than seventy-five percent (75%) of the lots contained within FLEETWOOD, SECTION THREE (3), Subdivision."

A new Paragraph 25, entitled "Special Assessment" shall be added as follows:

"In addition to the annual maintenance charge, the Association may levy a Special Assessment, which shall be uniformly assessed against all lots within the Association subject to such Special Assessment, for defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital type improvement, in the common areas of the subdivision or any other special need that is not included within the normal operating budget of the Association. The Special Assessment shall be levied at the sole discretion of the Board of Directors of the Association, however, in order for any Special Assessment to be imposed, the Association shall give written notice to the owners of each lot at their last known mailing address and, before the Special Assessment can become effective, it must be approved, in writing, by at least one owner of not less than two-thirds (2/3) of the lots within the Association subject to such Special Assessment."

The Declaration, except as expressly amended hereby, shall remain in full force and effect, and is hereby ratified and confirmed.

Notwithstanding anything contained herein to the contrary, this First Amendment of Untitled Restrictions, FLEETWOOD, SECTION THREE (3) (the "First Amendment") shall not be recorded nor become effective unless and until a similar amendment is approved by not less than seventy-five percent (75%) of the lot owners in each of Fleetwood Section 1, Section III, Section Five (5) and Section Six (6), all Fleetwood Subdivisions (the "Contingent Approval") and all are recorded and become effective at the same time. In the event the Contingent Approval is not achieved, this First Amendment shall not be recorded and shall be of no force and effect. In the further event this First Amendment is recorded before January 1, 2006, but after the Board of Directors of the Association has already established the annual maintenance charge for 2005, the Board of Directors of the Association is authorized to change the maintenance charge for 2005, up to the maximum as herein provided, and is authorized to submit a supplemental bill to each lot owner for the difference between the amount originally determined and billed to each lot owner by the Association and any higher amount determined in accordance herewith.

IN WITNESS WHEREOF, the undersigned have executed this First Amendment as of the dates of their respective acknowledgments attached hereto, to be effective, subject to the Contingent Approval set out above, on the date this First Amendment is recorded in the Official Public Records of Real Property of Harris County, Texas.

[The balance of this page has intentionally been left blank.]

The undersigned owners of the property in FLEETWOOD SECTION THREE (3) Subdivision, described below, approve the foregoing amendments as set out therein.

Legal Description: Section: 3, Block: 1, Lot: 1

Street Address: 15758 Walkwood Drive
Houston, Harris County, Texas 77079

Owners Names: Hallie P. Coussons
Hallie P. ~~Castillo (Coussons)~~
COUSSONS

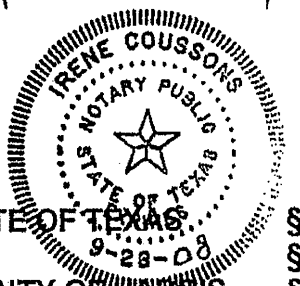
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DATE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 26th day of Sept, 2004, by Hallie P. ~~Castillo (Coussons)~~ COUSSONS



Irene Coussons
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____, 200____, by .

Notary Public, State of Texas

54-59-69-49

EG93996

THE STATE OF TEXAS)
COUNTY OF HARRIS I

KNOW ALL MEN BY THESE PRESENTS:

136-13-0244

WHEREAS, KICKERILLO COMPANY, hereinafter referred to as "Kickerillo", a Texas corporation, acting herein through its duly authorized officers, is the Owner of a portion of that certain subdivision of 52.7136 acres in the Joel Wheaton Survey, Abstract No. 80, in Harris County, Texas, and being a portion of the Replat of FLEETWOOD, SECTION THREE (3), as reflected under County Clerk's File No. E397573 in the Office of the County Clerk of Harris County, Texas, which has been heretofore platted and subdivided into that certain subdivision known as FLEETWOOD, SECTION THREE (3); and

WHEREAS, KICKERILLO desires to create and carry out a uniform plan for the improvement, development and sale of all of the hereinafter described residential lots in FLEETWOOD, SECTION THREE (3), for the benefit of the present and future owners of said lots;

NOW, THEREFORE, KICKERILLO as Owner does hereby adopt and establish the following reservations, restrictions, agreements, covenants and easements to apply uniformly to the use and occupancy of the residential lots described below in FLEETWOOD, SECTION THREE (3), and each contract or deed which may be hereafter executed with regard to any of the herein described lots in said FLEETWOOD, SECTION THREE (3), shall conclusively be held to have been executed and delivered subject to the following reservations, restrictions, covenants and easements, regardless of whether or not said reservations, restrictions, covenants and easements are set out in full by reference in said contract or deed, such residential lots being as follows:

- Block One (1): Lots One (1) through Four (4), inclusive.
- Block Three (3): Lots Five (5) through Eight (8), inclusive.
- Block Three (3): Lots Ten (10) through Fifteen (15), inclusive.
- Block Three (3): Lots Seventeen (17) through Nineteen (19), inclusive.
- Block Five (5): Lots One (1) through Twenty-Nine (29), inclusive.
- Block Six (6): Lots One (1) through Twenty-Nine (29), inclusive.
- Block Seven (7): Lots One (1) through Thirteen (13), inclusive.

THIS DOCUMENT
PLACES ADDITIONAL
LOTS UNDER
RESTRICTIONS
(SEE E116716)

1.

Lots Nine (9) and Sixteen (16) in Block Three (3) of FLEETWOOD, SECTION THREE (3), are intentionally excluded from the restrictions, reservations, agreements, covenants and easements created by this instrument as it is the intent of KICKERILLO that said Lots 9 and 16 in Block 3 of FLEETWOOD, SECTION THREE (3) shall remain unrestricted.

2. LAND USE AND BUILDING TYPE

No building shall be erected, altered or permitted to remain on any lot other

than one detached single family residential dwelling. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two stories in height and a private garage for not more than three cars and bona fide servants' quarters which structures shall not exceed the main dwelling in height or number of stories and which structure may be occupied only by a member of the family occupying the main residence on the building site or by domestic servants employed on the premises.

3. ARCHITECTURAL CONTROL

No building or improvements of any character shall be erected or placed, or the erection begun, or changes made in the design thereof after original construction, on any lot until the construction plans and specifications and a plot plan showing the location of the structure or improvements has been submitted to and approved by the Architectural Control Committee consisting of Vincent D. Kickerillo, Henry C. King, Jr. and W. Philip Conway, their successors or assigns, as to quality of material, harmony of external design with existing and proposed structures and as to location with respect to topography and finish grade elevation. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its representative shall be entitled to any compensation for service performed pursuant to this covenant. In the event the Committee fails to approve or disapprove within thirty (30) days after the receipt of the required documents, approval will not be required and the related covenants set out herein shall be deemed to have been fully satisfied. The Architectural Control Committee, at its sole discretion, is hereby permitted to approve deviations in building area and location in instances where, in their judgments, such deviation will result in a more commonly beneficial use. Such approval must be granted in writing and, when given, will become a part of these restrictions. The Committee hereby agrees to assign its rights to approve or disapprove plans and specifications, location of structures, construction contracts and all other documents or approvals required to be submitted to it to the Fleetwood Community Improvement Association, Inc. when One Hundred Per Cent (100%) of all the lots in Fleetwood, Section III, and all subsequent sections of Fleetwood Subdivision are occupied by residents.

4. MINIMUM SQUARE FOOTAGE WITHIN IMPROVEMENTS

The livable area of each main residential structure, exclusive of open or screened porches, stoops, open terraces, garages or detached servant quarters, shall not be less than two thousand (2,000) square feet, for a one story house, nor less than twenty-four

hundred (2,400) square feet, for a house of more than one story..

5. LOCATION OF THE IMPROVEMENTS UPON THE LOT

No building shall be located on any lot nearer to the front lot line or nearer to the side street lot line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than twenty (20) feet to the front lot line, nor nearer than ten (10) feet to any side street line, unless otherwise noted on the recorded plat, nor nearer than five (5) feet to the rear lot line, nor three (3) feet to any side lot line, except that a three (3) foot side yard shall be required for garage or other permitted accessory building located fifty (50) feet or more from the minimum building setback line. All residential structures shall front on the street on which it has the smallest frontage. No fence, wall, hedge, pergola or other detached structure shall be erected, grown or maintained on any part of any lot forward of the front or side building line of any corner lot on side facing street, and no chain link fences shall be erected on any properties whatsoever located in Fleetwood, Section III. Any wall, fence or hedge erected as a protective screening on a lot by Kickerillo shall pass ownership with title to property, and it shall be owner's responsibility to maintain such protective screening thereafter.

6. COMPOSITE BUILDING SITE

Lots may be re-subdivided into building sites comprised of a part of one or more lots as platted, PROVIDED that no dwelling shall be erected or placed upon any building site containing less than five thousand five hundred (5,500) square feet in area or having a width of less than fifty-five (55) feet at the front building setback line on the recorded plat of said subdivision.

7. UTILITY EASEMENTS

Easements for installation and maintenance of utilities are reserved as shown and provided for on the recorded plat and no structure shall be erected upon any of said easements. Neither Kickerillo nor any utility company using the easements shall be liable for any damage done by either of them or their assigns, their agents, employees or servants to shrubbery, trees, flowers or improvements of the owner located on the land covered by said easements.

8. PROHIBITION OF OFFENSIVE ACTIVITIES

No activity, whether for profit or not, shall be carried on on any lot which is not related to single family residential purposes except as herein referred to. No noxious or offensive activity shall be permitted upon any lot, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood.

Kickerillo, or its assigns, may maintain as long as it owns property in Fleetwood, Section III, in or upon such portions of the property as Kickerillo determines, such facilities as in its sole discretion may be necessary or convenient, including, but without limitation, offices, storage areas and signs.

9. USE OF TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement, tent, shack, barn, garage or other out-building (except for living quarters contained therein for bona fide servants) shall be used on any lot at any time as a residence either temporarily or permanently.

10. SIGNS

No signs of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction or sales period. Kickerillo, or its assigns, will have the right to remove any such sign exceeding the five square feet which is placed on said lot and in so doing shall not be subject to any liability of trespass or other sort in connection therewith or arising with such removal.

11. STORAGE OF AUTOMOBILES, BOATS, TRAILERS AND OTHER VEHICLES

No boat trailers, boats, travel trailers, inoperative automobiles, campers or vehicles of any kind are to be semi-permanently or permanently stored in the public street right-of-way or on driveways. Permanent and semi-permanent storage of such items and vehicles must be screened from public view, either within the garage or behind the fence which encloses the rear of the lot.

12. OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall any wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

13. ANIMAL HUSBANDRY

No animals, livestock or poultry or any kind shall be raised, bred or kept on any lot except that no more than two (2) dogs, house cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

14. GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

15. VISUAL OBSTRUCTIONS AT THE INTERSECTION OF PUBLIC STREETS

No object or thing which obstructs site lines at elevations between two (2) feet and six (6) feet above the roadways within the triangular area formed by the intersecting street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street property lines or extensions thereof shall be placed, planted or permitted to remain on any corner lots.

16. LOT MAINTENANCE

The owners or occupants of all lots shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner and shall in no event use any lot for storage of materials and equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish of any kind thereon and shall not burn anything (except as permitted by law). The drying of clothes in full public view is prohibited and the owners or occupants of any lots at the intersection of streets or other facilities where the rear yard or portion of the lot is visible to full public view shall construct and maintain a drying yard or other suitable enclosure to screen the following from public view: the drying of clothes, yard equipment, wood piles or storage piles which are incident to the normal residential requirements of a typical family. In the event of default on the part of the owner or the occupant of any lot in observing the above requirements or any of them, such default continuing after ten (10) days' written notice thereof, Kickerillo or its assignee shall without liability to the owner or occupant in trespass or otherwise enter upon said lot or cause to be cut such weeds and grass and remove or cause to be removed such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions so as to place said lot in a neat, attractive, healthful and sanitary condition and may charge the owner or occupant of such lot for the cost of such work. The owner or occupant, as the case may be, agrees by the purchase or occupation of the property to pay such statement immediately upon receipt thereof.

17. ROOFING MATERIAL

The roof of any building shall be constructed or covered with wood shingles. Any other type roofing material shall be permitted only at the sole discretion of the

Architectural Control Committee upon written request.

18. MAXIMUM HEIGHT OF ANTENNAE

No radio or television aerial wires or antennae shall be maintained on any portion of any residential lot unless hidden from outside view, and no radio or television aerial wires or antennae shall be placed or maintained on the outside of any building nor shall any free standing antennae of any style be permitted. All radio or television aerial wires or antennae must be built within the main structure and not visible from outside of such structure.

19. UNDERGROUND ELECTRIC SERVICE AND EASEMENTS

An underground electric distribution system will be installed in that part of Fleetwood, Section III, designated herein as Underground Residential Subdivision, which underground service area embraces all of the lots which are platted in Fleetwood, Section III, at the execution of this agreement between Company and Developer or thereafter. In the event that there are constructed within the Underground Residential Subdivision structures containing multiple dwelling units such as townhouses, duplexes or apartments, then the underground service area embraces all of the dwelling units involved. The owner of each lot containing a single dwelling unit, or in the case of a multiple dwelling unit structure, the Owner/Developer, shall, at his or its own cost, furnish, install, own and maintain (all in accordance with the requirements of local governing authorities and the National Electrical Code) the underground service cable and appurtenances from the point of electric company's metering at the structure to the point of attachment at such company's installed transformers or energized secondary junction boxes, such point of attachment to be made available by the electric company at a point designated by such company at the property line of each lot. The electric company furnishing service shall make the necessary connections at said point of attachment and at the meter. Developer has either by designation on the plat of the Subdivision or by separate instrument granted necessary easements to the electric company providing for the installation, maintenance and operation of its electric distribution system and has also granted to the various homeowners reciprocal easements providing for access to the area occupied by and centered on the service wires of the various homeowners to permit installation, repair and maintenance of each homeowner's owned and installed service wires. In addition, the owner of each lot containing a single dwelling unit, or in the case of a multiple dwelling unit structure the Owner/Developer, shall at his or its own cost, furnish, install, own and maintain a meter loop (in accordance with the then current Standards and Specifications of the electric company furnishing service) for the location and installation of

the meter of such electric company for each dwelling unit involved. For so long as underground service is maintained in the Underground Residential Subdivision, the electric service to each dwelling unit therein shall be underground, uniform in character and exclusively of the type known as single phase, 240/120 volt, three wire, 60 cycle, alternating current.

The electric company has installed the underground electric distribution system in the Underground Residential Subdivision at no cost to Developer (except for certain conduits, where applicable, and except as hereinafter provided) upon Developer's representation that the Underground Residential Subdivision is being developed for residential dwelling units, including homes, and if permitted by the restrictions applicable to such subdivision, townhouses, duplexes and apartment structures, all of which are designed to be permanently located where originally constructed (such category of dwelling units expressly to exclude mobile homes) which are built for sale or rent and all of which multiple dwelling unit structures are wired so as to provide for separate metering to each dwelling unit. Should the plans of the developer or the lot owners in the Underground Residential Subdivision be changed so as to permit the erection therein of one or more mobile homes, Company shall not be obligated to provide electric service to any such mobile home unless (a) Developer has paid to the Company an amount representing the excess in cost, for the distribution system over the cost of equivalent overhead facilities to serve such Subdivision or (b) the Owner of each affected lot, or the applicant for service to any mobile home, shall pay to the Company the sum of (1) \$1.75 per front lot foot, it having been agreed that such amount reasonably represents the excess in cost of the underground distribution system to serve such lot or dwelling unit over the cost of equivalent overhead facilities to serve such lot or dwelling unit, plus (2) the cost of rearranging, and adding any electric facilities serving such lot, which arrangement and/or addition is determined by Company to be necessary.

The provisions of the two preceding paragraphs also apply to any future residential development in Reserve(a) shown on the plat of Fleetwood, Section Three (3), as such plat exists at the execution of the agreement for underground electric service between the electric company and Developer or thereafter. Specifically, but not by way of limitation, if a lot owner in a former Reserve undertakes some action which would have invoked the above per front lot foot payment if such action had been undertaken in the Underground Residential Subdivision, such owner or applicant for service shall pay the electric company \$1.75 per front lot foot, unless Developer has paid the electric company as above described. The provisions of the two preceding paragraphs do not apply to any

136-13-0251

future non-residential development in such Reserve(s).

20. MAINTENANCE FUND

Each lot shall be subject to an annual maintenance charge of not less than One Hundred Dollars (\$100.00) per lot for the purpose of creating a fund to be known as Fleetwood Community Maintenance Fund, and which maintenance fund charge shall be paid by the owner of each lot in conjunction with like charges to be paid by all other lot owners. Such maintenance charge shall be payable annually to Fleetwood Community Improvement Association, Inc., a Texas non-profit corporation, in advance of January 1 of each year, commencing with the date of conveyance of such lot by Kickerillo Company, its successors or assigns, and to secure the payment of such maintenance charge a vendor's lien is herein and hereby retained against the above described property in favor of Fleetwood Community Improvement Association, Inc., its successors and assigns, to secure the full and final payment of such maintenance charge. All past due maintenance charge shall bear interest from their due date at 7% per annum until paid.

Appropriate recitations with respect to such maintenance fund and the reservation of the vendor's lien shall be included in each contract of sale and/or deed executed and delivered by Kickerillo with respect to each lot. The maintenance fund shall be applied, insofar as it may be sufficient (with priority given to maintenance of cul-de-sac islands, esplanades and all other esthetic features located within County rights-of-way), toward the payment for maintenance or installation of streets, alleyways, paths, parks, parkways, cul-de-sacs, esplanades, vacant lots, lighting, fogging, employing policemen and workmen, and any other thing necessary or desirable in the opinion of Fleetwood Community Improvement Association, Inc., to maintain or improve the property, or which it considers to be of general benefit to the owners or occupants of the property covered by these restrictions, it being understood that the judgment of Fleetwood Community Improvement Association, Inc., in the expenditure of said fund shall be final as long as said judgment is exercised in good faith. Such maintenance charge may be adjusted by Fleetwood Community Improvement Association, Inc. from year to year as the needs of the property may, in its judgment, require, but in no event shall such maintenance fund exceed Two Hundred Fifty Dollars (\$250.00) per lot per year. The maintenance charge shall remain effective until May 31, 1997, and shall automatically be extended thereafter for successive periods of ten (10) years; provided, however, that the owners of the majority of the lots may revoke such maintenance charge on either May 31, 1997, or at the end of any successive ten (10) year period thereafter by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and filing the same for record in the Office of the

136-13-0252

County Clerk of Harris County, Texas, at any time prior to May 31, 1997, or at any time prior to the expiration of any successive ten (10) year period thereafter.

21. RIGHTS OF MORTGAGEES

Any violation of any of the easements, agreements, restrictions, reservations, or covenants contained herein shall not have the effect of impairing or affecting the rights of any mortgagee, guarantor or trustee under any mortgage or deed of trust outstanding against the lot, at the time that the easements, agreements, restrictions, reservations or covenants are violated.

22. ENFORCEMENT

The covenants, reservations, easements and restrictions set out herein are for the benefit of the undersigned, its successors and assigns, and equally for the benefit of any subsequent owner of a lot or lots in Fleetwood, Section III, and his heirs, executors, administrators and assigns. Accordingly, all of the covenants, reservations, easements and restrictions contained herein shall be construed to be covenants running with the land, enforceable at law or in equity, by any one or more of said parties.

23. SEVERABILITY

The invalidity, abandonment or waiver of any one of these covenants, reservations, easements and restrictions shall in no wise affect or impair the other covenants, reservations, easements and restrictions which shall remain in full force and effect.

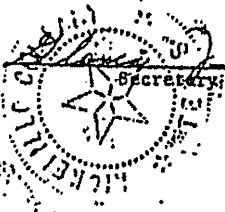
24. AMENDMENT TO THE ABOVE RESTRICTIONS

The covenants and restrictions of this declaration shall run with and bind the land for a term of forty (40) years from the date this declaration is recorded after which time they shall be automatically extended for successive periods of ten (10) years. This declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety per cent (90%) of the lot owners and thereafter by an instrument signed by not less than seventy-five per cent (75%) of the lot owners. Any amendment must be recorded.

EXECUTED THIS THE 1st DAY OF March, 1976.

KICKERILLO COMPANY

ATTEST:



Shelby
Secretary

By Henry C. King, Jr.
Henry C. King, Jr., President

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared HENRY C. KING, JR., President of KICKERILLO COMPANY, a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of said corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of March,

1976.

Stanley B. Morris
Notary Public in and for Harris County, Texas



Ret
KICKERILLO Co.
1300 TEXAS AVE.
HOUSTON TEX 77002