

THIS DOCUMENT HAS BEEN
ELECTRONICALLY RECORDED

AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
COVINGTON PARK

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVINGTON PARK (this "Amendment") is made as of the 19th day of September, 2007, by 2006 BEALL STREET, LTD., a Texas limited partnership (herein referred to and acting as "Declarant").

WITNESSETH:

WHEREAS, Declarant executed that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVINGTON PARK dated August 21, 2007, which was filed under County Clerk's File No. 20070545765 and recorded in the Official Public Records of Real Property of Harris County, Texas (the "Declaration") which encumbered the Lots (as defined in the Declaration) within Beall Addition 15-1/2 Street Subdivision, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 611293 in the Map Records of Harris County, Texas (the "Subdivision"); and

WHEREAS, Section 2(B) of Article X of the Declaration provides that it may be amended by the owners of a majority of the Lots covered by the Declaration and the Declarant; and

WHEREAS, the Declarant is the owner of a majority of the Lots covered by the Declaration and wishes to amend the Declaration as hereinafter specified; and

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Section 4 of Article VI of the Declaration is amended and restated to read as follows:

"SECTION 4. VEHICLES AND PARKING. No boat, boat riggings, trailers, camping units, buses, trucks, recreational vehicles, inoperative automobiles or inoperative vehicles of transport, shall be parked, kept or stored on any Lot or other part of the Property, including, but not being limited to, parking lots, driveways, and access roads, or on any public street, right-of-way or easement adjacent to or abutting any part of the Property, for a period of time in excess of forty-eight (48) hours, unless enclosed in a garage. This restriction shall NOT apply to automobiles and 1 ton pick-up trucks or smaller, which are in good repair and attractive condition and which bear current and valid inspection and registration stickers."

2. Section 2 of article VII of the Declaration is amended and restated to read as follows:

"SECTION 2. LIVING AREA REQUIREMENTS. The total living area of each single family dwelling, exclusive of open porches, garages, and carports or parking spaces shall be not less than eighteen hundred (1,800) square feet in the case of a residence on a Townhome Lot or two thousand (2,000) square feet in the case of a residence on a Lot which is not a Townhome Lot."

3. Except as expressly amended hereby, the Declaration of Covenants, Conditions and Restrictions for Covington Park is not affected hereby and the same is ratified as being in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed as of the date specified above.

2006 BEALL STREET, LTD.
a Texas limited partnership


By: 2006 Beall Street GP, LLC,
general partner

By: *Michael K. Love*
Its: *President*

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on September 19, 2007 by Michael K. Love, President of 2006 Beall Street GP, LLC, a Texas limited liability company which is the general partner of 2006 BEALL STREET, LTD., a Texas limited partnership, on behalf of said limited partnership.

(SEAL)

 **JUDY D. JOHNSON**
Notary Public
State of Texas
Comm. Expires 11-09-2009

Judy D. Johnson
Notary Public in and for
the State of Texas

RETURN TO:
MILLENNIUM TITLE CO.
4700 W. Sam Houston Pkwy. North, Suite 100
Houston, TX 77041
ATTN: Kelly Ford
677 07180642

AMEND
N

**AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
COVINGTON PARK**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVINGTON PARK (this "Amendment") is made as of the 19th day of September, 2007, by 2006 BEALL STREET, LTD., a Texas limited partnership (herein referred to and acting as "Declarant").

WITNESSETH:

WHEREAS, Declarant executed that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVINGTON PARK dated August 21, 2007, which was filed under County Clerk's File No. 20070545765 and recorded in the Official Public Records of Real Property of Harris County, Texas (the "Declaration") which encumbered the Lots (as defined in the Declaration) within Beall Addition 15-1/2 Street Subdivision, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 611293 in the Map Records of Harris County, Texas (the "Subdivision"); and

1EE

WHEREAS, Section 2(B) of Article X of the Declaration provides that it may be amended by the owners of a majority of the Lots covered by the Declaration and the Declarant; and

WHEREAS, the Declarant is the owner of a majority of the Lots covered by the Declaration and wishes to amend the Declaration as hereinafter specified; and

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Section 4 of Article VI of the Declaration is amended and restated to read as follows:

"SECTION 4. VEHICLES AND PARKING. No boat, boat riggings, trailers, camping units, buses, trucks, recreational vehicles, inoperative automobiles or inoperative vehicles of transport, shall be parked, kept or stored on any Lot or other part of the Property, including, but not being limited to, parking lots, driveways, and access roads, or on any public street, right-of-way or easement adjacent to or abutting any part of the Property, for a period of time in excess of forty-eight (48) hours, unless enclosed in a garage. This restriction shall NOT apply to automobiles and 1 ton pick-up trucks or smaller, which are in good repair and attractive condition and which bear current and valid inspection and registration stickers."

ER 004 - 35 - 0137

ER 004 - 35 - 0139

20070582460
Pages 3
09/25/2007 08:03:46 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE 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.



Beverly Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS