

COMPARED

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DEED

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DECLARATION
OF
AMENDED
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR RIDGEGATE, SECTION THREE, A SUBDIVISION
IN FORT BEND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF FORT BEND §

DEED

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THIS DECLARATION, made on the date hereinafter set forth by KEVALAND TEXAS CORPORATION doing business as Blue Ridge Associates, a Texas corporation, and Fox & Jacobs, Inc., a Nevada corporation, hereinafter called "Declarant".

WITNESSETH:

WHEREAS, 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, on April 23, 1979 Kevaland Texas Corporation d/b/a Blue Ridge Associates filed of record those certain Covenants, Restrictions and Conditions in Volume 833 Page 134 et seq of the Deed Records of Fort Bend County, Texas and whereas, Declarant has the right to amend the declarations contained in said Covenants, Conditions and Restrictions; and

WHEREAS, Declarant has determined that an additional Amendment of the Covenants, Conditions and Restrictions would be in the best interests of the property and its orderly development; and

WHEREAS, the Board of Trustees of the Ridgeway Community Improvement Association also finds that the amendments set out herein would be in the best interests of the property and its orderly development and enters its joinder hereto; and

WHEREAS, Declarant owns all of the property and the Lots in Ridgeway, Section Three;

NOW, THEREFORE, Declarant hereby adopts, establishes and imposes upon RIDGEGATE, SECTION THREE, and declares the following amendments to the reservations, easements, restrictions, covenants and conditions, heretofore applicable thereto, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the land, which reservations, easements, covenants, restrictions and

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conditions shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof.

1. Article III, Section 3. Dwelling Size is amended in toto to read as follows:

"Section 3. Dwelling Size. The ground floor of the main residential structure, exclusive of open porches and garages, shall not be less than 900 square feet for a one-story dwelling, nor shall the ground floor area plus the upper floor area of the main residential structure of one and one-half (1-1/2), or a two (2) story dwelling be less than 1,400 square feet."

2. Article III, Sections 4. Type of Construction, Materials and Landscape. Section 4 (b) is amended as follows:

Section 4 (b) is amended in toto to read as follows:

"(b) No external roofing material other than FHA approved minimum shingles of a wood tone color shall be constructed or used on any building in any part of the Properties without the written approval of the Architectural Control Committee."

3. Article III, Section 5. Building Location. The third sentence of this section is amended in toto to read as follows: "No main residence building nor any part thereof shall be located on any interior Lot nearer than ten (10) feet to the rear Lot line."

4. Article III, Section 6. Minimum Lot Area is amended in toto to read as follows: "No Lot shall be resubdivided, nor shall any building be erected or placed on any Lot having area of less than 3,000 square feet; provided, however, that nothing contained herein shall be construed to prohibit the resubdivision of any Lot or Lots within the Properties if such resubdivision results in each resubdivided Lot containing not less than the minimum Lot area aforesaid; it being the intention of this restriction that no building plot within the Properties contain less than the aforesaid minimum area."

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5. Article VII, Section 4. Approval of Trustees. The members of the Board of Trustees of the Association have joined in the execution hereof to evidence its consent hereto and its acceptance of the Property into the jurisdiction of the Association.

Effective as of the 5th day of AUGUST, 1980, A.D.

Fox & Jacobs, Inc.

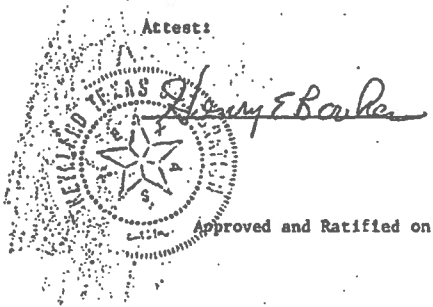
By: [Signature]
Date: Aug 6th 1980

KEVALAND TEXAS CORPORATION d/b/a
Blue Ridge Associates

Kevaland Texas Corporation

BY: [Signature]
Date: 8-5-80
"DECLARANT"

Attest:



Approved and Ratified on this 8 day of October, 1980.

RIDGEGATE COMMUNITY IMPROVEMENT
ASSOCIATION

BY: [Signature]
Member, Board of Trustees

BY: [Signature]
Member, Board of Trustees

BY: [Signature]
Member, Board of Trustees

BY: _____
Member, Board of Trustees

BY: _____
Member, Board of Trustees

"THE STATE OF TEXAS §
COUNTY OF HARRIS §

DEED

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BEFORE ME, the undersigned authority, on this day personally appeared M. J. Nelson, 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 5 day of August, 1980, A.D.

Carol A. Rochetti
Notary Public in and for
Harris County Texas



My Commission Expires:

(Print Name)
Notary Public in Harris County, Texas
My Commission Expires December 26, 1981
SS # 453-59-1942

THE STATE OF TEXAS §
Harris
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared David S. Neal, 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 Ch. of Board of Fox & Jacobs, Inc., as its binding act and deed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of August, 1980, A.D.

Wanda Moore
Notary Public in and for
Harris County Texas



My Commission Expires:

WANDA MOORE
(Print Name)

THE STATE OF TEXAS §
COUNTY OF HARRIS §

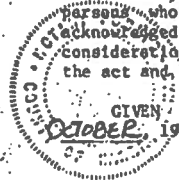
BEFORE ME, the undersigned authority, on this day personally appeared MARK S. MASON, ROBIN S. GREEN, Henry E. Booker, and members of the Board of Trustees of RIDGECATE COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit association, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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 8th day of OCTOBER, 1980.

Carol J. Rochetti
Notary Public in and for
Harris County, Texas

My Commission Expires:

CAROL J. ROCHETTI
Notary Public in Harris County, Texas
My Commission Expires December 26, 1981
(Print Name) 842



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Pearl Ellett
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Duly recorded this the 29th day of October 1980 A.D. at 4:30 O'Clock P.M.
By Pearl Ellett Deputy Pearl Ellett, County Clerk
Fort Bend County, Texas