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EIGHTH AMENDMENT
to
**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**
for
RIVER'S RUN AT THE BRAZOS
A SUBDIVISION IN FORT BEND COUNTY, TEXAS

THE STATE OF TEXAS	§	
	§	KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF FORT BEND	§	

WHEREAS, VENTANA DEVELOPMENT READING, LTD., a Texas limited partnership (the "Developer"), was the sole owner of that certain real property commonly known as River Run at the Brazos, Section One (1) (the "Subdivision") according to the plat recorded in the Official Public Recorded of Real Property Fort Bend County, Texas under County Clerk's File No. 2005053901.

WHEREAS, Developer by that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for River's Run at the Brazos, Section One (1), a Subdivision in Fort Bend County, Texas" filed of record in the Official Public Records of Real Property of Fort Bend County, Texas, under County Clerk's File No. 2005099777, (the "Declaration"), imposed on the Subdivision all those certain covenants, conditions, restrictions, easements, charges, and liens therein set forth;

NOW, THEREFORE, the Developer amends the Declaration as set forth below.

Section 2.9 (b) of Article II, of the Declaration entitled "Location of the Improvements Upon the Lot" is amended to read as follows:

SECTION 2.9 **LOCATION OF THE IMPROVEMENTS UPON THE**
LOT. No building, structure, or other improvements shall be located on any Lot nearer to the front Lot line or nearer to the street sideline than the minimum building setback line shown on the recorded Plat. No building, structure, or other improvement shall be located on any Lot nearer than ten feet (10') to any side street line. No building shall be located nearer than five feet (5') to any interior Lot line. The only exception shall be detached garages which can be located no nearer than three feet (3') to any interior lot line. No Lot adjacent to any Reserve shall have any improvements within twenty feet (20') of the rear property line. For the purposes of this covenant or restriction:

- (1) Eaves, steps and unroofed/unwalled and unfenced terraces shall not be considered as part of a building; provided, however, that this shall not be construed to permit any portion of the construction on a Lot to encroach upon another Lot; and
- (2) "Reserve" shall not include restrictive reserves for drainage purposes.

[The remainder of this page was intentionally left blank.]

IN WITNESS WHEREOF, the Declarant hereby executes this Eighth Amendment to be effective upon its filing of record in the Official Public Records of Real Property of Fort Bend County, Texas.

DATED this 30 day of MARCH, 2015.

DEVELOPER:

**VENTANA DEVELOPMENT READING, LTD.
a Texas limited partnership**

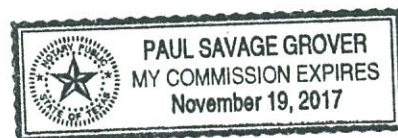
By: Ventana Reading Road, L.L.C.,
General Partner

By: 
James B. Grover, Jr., Co-Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, a notary public, on this day personally appeared James B. Grover, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed. Given under my hand and seal of office this 30 day of MARCH, 2015.


NOTARY PUBLIC - STATE OF TEXAS



RETURNED AT COUNTER TO:

JIM GROVER

410 BROOKS STREET

SUGAR LAND, TX 77478

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

March 30, 2015 02:45:31 PM

FEE: \$13.00 LJ
RESTRICT

2015032321

