

Century Oaks Restrictions & Covenants Amendment

1. These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of ~~twenty five years from the date these covenants were recorded~~, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or part. Provided, however, that 51% of the lot owners may amend or change these restrictions at any time.
2. If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and to prevent him or them from so doing, or to recover damages or other dues for such violation. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
3. No building shall be erected, placed or altered on any lot until the construction plans and specification and plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved. Approval shall be provided in Part "3-A."
- A. The architectural control committee is composed of Orin Lee, Cliff Brendemihl and Sheri Herwig, majority of the committee shall designate a representative to act for it. 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 designated representative shall be entitled to any compensation for services performed pursuant to this covenant. If at any time, the then record owners of a majority of the lots shall have the power through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its power and duties.
- B. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within 30 days after the plans have been submitted to it, or in any event, if no suit to enjoin the construction has commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
4. No lot shall be used except for residential purposes.
5. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes.

6. No trailer, basement, tent, shack or garage, barn or any other building erected in the tract shall be at any time used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.
7. Easements affecting all lots in this tract are reserved as shown on the recorded plat for installation and maintenance of utilities and drainage facilities, and in addition to the easements designated on said plat there is hereby designated and dedicated for the use of all public utility companies an unobstructed aerial easement five feet wide from a plane twenty feet above the ground upward located adjacent to said easements as dedicated on said plat.
8. No building or structure shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building set back lines shown on the recorded plat of this subdivision. Eaves, steps and porches shall not be considered part of the building, but this definition shall not permit any portion of a building, including the aforesaid, to encroach upon any adjoining lot, except when two or more adjoining lots are used as one building lot.
9. And no house shall contain less than 1100 square feet in living area exclusive of porch and or garage.
10. All outbuilding residences and other structures shall be painted with at least two coats of paint.
11. No outdoor toilets shall be erected, constructed or maintained; all toilets and baths shall be installed with and connected to the sanitary municipal sewer.
12. The term 'residential purposes' as used in Paragraph 4 of the Century Oaks Restrictions & Covenants shall mean 'a single family dwelling'.
13. No lot shall be constructed for anything other than a single-family dwelling.
14. The term 'family' as used in the original and amended Century Oaks Restrictions & Covenants shall be defined as "one or more persons limited to the spouse, parents, grandparents, grandchildren, sons, daughters, brothers or sisters of the owner or a tenant of a single family that is limited to the tenant's spouse, children and grandchildren living together as a single housekeeping unit."

By signing below as record owner of a lot located in Century Oaks, I agree to the changes noted above to the Century Oaks Restrictions & Covenants on file with Harris County, Texas originally recorded November 30, 1951. *ll*

Mark Pendray

Mark Pendray
1301 Centennial Drive
Houston, Texas 77055

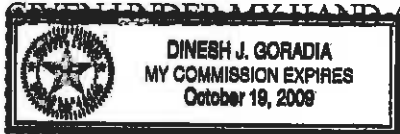
August 10 2005
Date

(14)
OK

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared MARK PENDRAY known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of August, 2005.
Dinesh J. Goradia
NOTARY PUBLIC, State of Texas

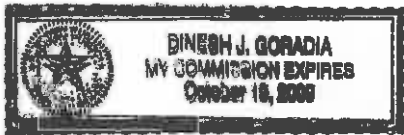
Florian W. Piwetz
Florian W. Piwetz
1306 Centennial Drive and 1302 Centennial Drive
Houston, Texas 77055

8-10-05
Date
OK

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared FLORIAN W. PIWETZ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of August, 2005.
Dinesh J. Goradia
NOTARY PUBLIC, State of Texas

Orin Lee
Orin Lee
1305 Centennial Drive
Houston, Texas 77055

8-10-05
Date

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ORIN LEE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of AUGUST, 2005.



Dinesh J. Goradia
NOTARY PUBLIC, State of Texas

x John J. Marshall Jr.
John J. Marshall, Jr.
1309 Centennial Drive
Houston, Texas 77055

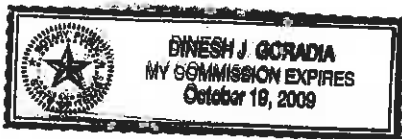
8-10-05
Date

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared JOHN J. MARSHALL, JR. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of AUGUST, 2005.



Dinesh J. Goradia
NOTARY PUBLIC, State of Texas

Michelle Bright
Michelle Bright
1314 Centennial Drive
Houston, Texas 77055

8/31/05
Date

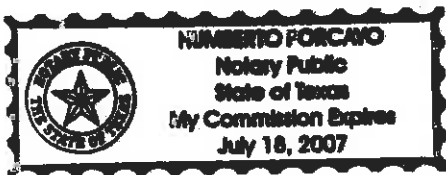
CB

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared MICHELLE BRIGHT known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31st day of AUGUST, 2005.



Humberto Forcano
NOTARY PUBLIC, State of Texas

Donald Brown
Donald Brown
1314 Centennial Drive
Houston, Texas 77055

8/31/05
Date

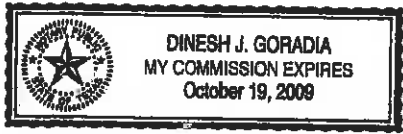
CB

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared DONALD BROWN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of AUGUST, 2005.



Dinesh J. Goradia
NOTARY PUBLIC, State of Texas

Cliff Brendemihl

Cliff Brendemihl
1310 Centennial Drive
Houston, Texas 77055

8/10/05
Date

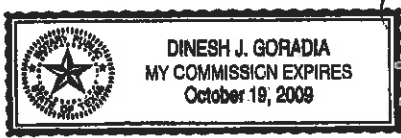
Loe

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared CLIFF BRENDEMIHL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of August, 2005.



Dinesh J. Goradia
NOTARY PUBLIC, State of Texas

Wilbur Johnston
1313 Centennial Drive
Houston, Texas 77055

Date

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

BEFORE ME, the undersigned authority, on this day personally appeared WILBUR JOHNSTON known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2005.

NOTARY PUBLIC, State of Texas

Cliff Brendemihl
1310 Centennial Drive
Houston, Texas 77055

Date _____

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared CLIFF BRENDEMIBL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2005.

NOTARY PUBLIC, State of Texas

Wilbur Johnston

Wilbur Johnston
1313 Centennial Drive
Houston, Texas 77055

8/11/05
Date

JK

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

BEFORE ME, the undersigned authority, on this day personally appeared WILBUR JOHNSTON known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of August, 2005.

 *Janet W. Daniell*

NOTARY PUBLIC, State of Texas

010-95-0177

Christopher Magill

Christopher Magill
1317 Centennial Drive
Houston, Texas 77055

8-11-05
Date

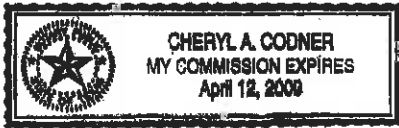
VR

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTOPHER MAGILL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of August, 2005.



Cheryl A Codner
NOTARY PUBLIC, State of Texas

Janet Magill

Janet Magill
1317 Centennial Drive
Houston, Texas 77055

8/10/2005
Date

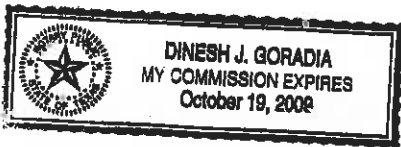
VR

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared JANET MAGILL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of AUGUST, 2005.



Dinesh J. Goradia
NOTARY PUBLIC, State of Texas

R.B. Flores
R.B. Flores
1318 Centennial Drive
Houston, Texas 77055

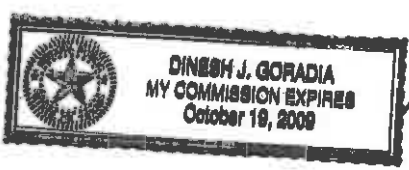
8-10-05
Date

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared R.B. FLORES known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of AUGUST, 2005.



Dinesh J. Goradia
NOTARY PUBLIC, State of Texas

Mrs. H.L. Stegall
1321 Centennial Drive
Houston, Texas 77055

Date

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared MRS. H.L. STEGALL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2005.

NOTARY PUBLIC, State of Texas

Julio Castro
Julio Castro
1325 Centennial Drive
Houston, Texas 77055

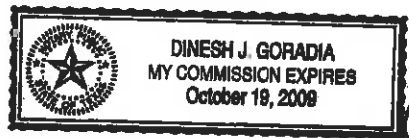
8-10-2005
Date

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared JULIO CASTRO known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of AUGUST, 2005.



Dinesh J. Goradia
NOTARY PUBLIC, State of Texas

James Herwig, Jr.
James Herwig, Jr.
1326 Centennial Drive
Houston, Texas 77055

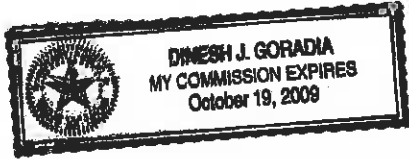
AUG. 10, 2005
Date

ACKNOWLEDGMENT

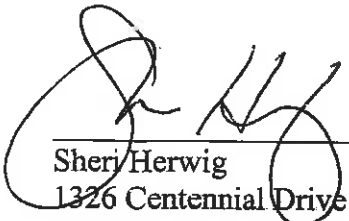
STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES HERWIG, JR. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of AUGUST, 2005.



Dinesh J. Goradia
NOTARY PUBLIC, State of Texas



Sheri Herwig
1326 Centennial Drive
Houston, Texas 77055

8-10-05
Date

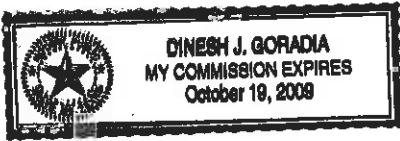
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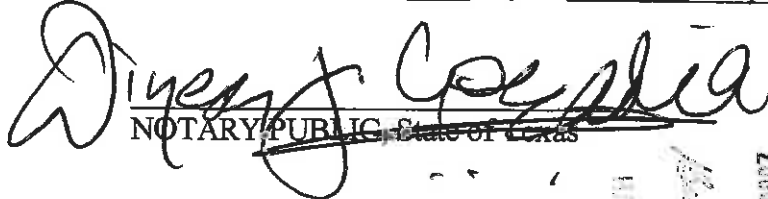
ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared SHERI HERWIG known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of AUGUST, 2005.





NOTARY PUBLIC, State of Texas

Seyed Hassan Moosavideen
1329 Centennial Drive and 1330 Centennial Drive
Houston, Texas 77055

Date

Notary Seal
DINESH J. GORADIA
NOTARY PUBLIC, STATE OF TEXAS

2005 SEP -2 PM 1:38

FILED

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared SEYED HASSAN MOOSAVIDEEN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2005.

NOTARY PUBLIC, State of Texas

*Johnston & Associates LLP
307 West Seventh St. #2800
Houston, TX 77002*

1810-96-010 M

RP 010-55-0102

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 on

SEP - 2 2005



Brookly B. Kayman

COUNTY CLERK
HARRIS COUNTY, TEXAS