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150-00-0738

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AMENDMENT TO

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF

STERLING GREEN, SECTION TEN

Amend

THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS

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THAT, WHEREAS, by that certain instrument designated as Declaration of Covenants, Conditions and Restrictions recorded on December 30, 1983 at Document File Number J300710 and at Film Code 089-82-0957, et. seq. and that certain instrument designated as Amendment of Declaration of Covenants, Conditions and Restrictions for Sterling Green, Section Ten (X) recorded on October 24, 1984 at Document File Number J751593 and at Film Code 097-98-1751, et. seq. of the Official Public Records of Real Property of Harris County, Texas; which said instruments establish Covenants, Conditions and Restrictions on the following described property:

All those lots described in the plat of STERLING GREEN, SECTION TEN (X), recorded in Volume 321, Page 28 of the Map Records of Harris County, Texas.

WHEREAS, ARTICLE II, SECTION 1 provides:

Single Family Residential Construction. No building shall be erected, altered or permitted to remain on any Lot other than one detached single family residential dwelling not to exceed two and one half (2-1/2) stories in height which may have a private garage or carport for not more than three (3) cars. For Lots or houses sold by Declarant prior to August 31, 1984, carports or garages may have bona fide servants quarters, which structures shall not exceed the main dwelling in height 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. For all Lots sold by Declarant beginning on September 1, 1984, servants quarters will not be allowed. No rooms in the dwelling and no space in any other structure shall be let or rented. This shall not preclude the main residential structure from being leased or rented in its entirety as a single residence to one family or person.

WHEREAS, ARTICLE II, SECTION 8 provides:

Use of Temporary Structures. No structure of a temporary character, mobile home, camper, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence. Temporary structures may be used as building offices and for related purposes during the construction period. Such structures shall be inconspicuous and slightly and shall be removed immediately after completion of construction and shall be subject to approval of the Architectural Control Committee.

WHEREAS, it is the desire of the majority of the members of the Sterling Green Community Improvement Association to amend the said Article II, Section 1 and the said Article II, Section 8 by execution of this Amendment, as is evidenced by the property owner signatures filed on December 23, 1987 at Document File Number L478529 and at Film Code 123-00-0715, et. seq. of the Official Public Records of Real Property of Harris County, Texas, so that the value, desirability and attractiveness of the land may be enhanced and protected;

NOW, THEREFORE, pursuant to the General Provisions, Section 5 relating to

150-00-0739

changing such restrictions, the following amendments to the Covenants, Conditions and Restrictions described above are adopted and shall apply hereafter:

ARTICLE II, SECTION 1. Single Family Residential Construction. No building shall be erected, altered or permitted to remain on any Lot other than one detached single family dwelling used for residential purposes only and not to exceed two and one half (2-1/2) stories in height, save and except that one outbuilding may be permitted on any Lot as provided in Article II, Section 8, which may have a private garage or carport for not more than three (3) cars. For Lots or houses sold by Declarant prior to August 31, 1984, carports or garages may have bona fide servants quarters, which structures shall not exceed the main dwelling in height 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. For all Lots sold by Declarant beginning on September 1, 1984, servants quarters will not be allowed. No rooms in the dwelling and no space in any other structure shall be let or rented. This shall not preclude the main residential structure from being leased or rented in its entirety as a single residence to one family or person. As used herein, the term "residential purposes" shall be construed to prohibit mobile homes or trailers being placed on the Lots, or the use of said Lots for duplex houses, garage apartments, or apartment houses; and no Lot shall be used for business or professional purposes of any kind, nor for any commercial or manufacturing purposes.

ARTICLE II, SECTION 8. Use of Temporary Structures. No structure, other than the permanent residence, whether trailer, basement, tent, shack, garage, barn or other outbuilding shall be maintained or used on any Lot at any time as a residence. One outbuilding used for accessory storage or other normal residential purposes may be constructed or moved onto each lot. Such building shall be limited to no more than eight (8) feet in height and one hundred twenty (120) square feet in area, as measured from the exterior walls. Such outbuilding shall be constructed or placed within a backyard surrounded by a wooden fence between six (6) and eight (8) feet in height and shall be reasonably screened from public view. Its placement shall not interfere with any easements located on said lot. The location, outbuilding plans, materials and quality of construction shall be subject to approval of the Architectural Control Committee or any other committee hereafter designated by the Board of Directors for such purpose. Declarant reserves the exclusive right to erect, place and maintain such facilities in or upon any portions of the Properties as in its sole discretion may be necessary or convenient while selling Lots, selling or constructing residences and constructing other improvements upon the Properties. Such facilities may include, but not necessarily be limited to sales and construction offices, storage areas, model units, signs and portable toilet facilities.

IN WITNESS WHEREOF, this amendment of the Declaration of Covenants, Conditions and Restrictions is executed on this 31st day of December, 1987.

FILED FOR RECORD
8:30 A.M.

JAN 11 1988

Quita Proctor
County Clerk, Harris County, Texas

STERLING GREEN
COMMUNITY IMPROVEMENT ASSOCIATION

By:

Jesse W. Perkins
Jesse W. Perkins
President

Attest:

Mary Newman
Mary Newman
Secretary

THE STATE OF TEXAS
COUNTY OF HARRIS

150-00-0740

BEFORE ME, the undersigned authority, on this day personally appeared Jesse W. Perkins, President, Sterling Green Community Improvement Association, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31st day of December, 1987.

Cynthia A. Victorino
Cynthia A. Victorino
Notary Public in and for the State of Texas
My Commission Expires 3/12/89



THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mary Newman, Secretary, Sterling Green Community Improvement Association, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 31st day of December, 1987.

Cynthia A. Victorino
Cynthia A. Victorino
Notary Public in and for the State of Texas
My Commission Expires 3/12/89



File and Return to:

Sterling Green C.I.A.
c/o C.I.A. Services, Inc.
11811 East Freeway, Suite 330
Houston, Texas 77029

NOT RECORDED
PROPERTY RECORDS OF DEEDS OR EASES OR INTERESTS AND UNRECORDED INSTRUMENTS
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number
Sequence on the day and at the time stamped herein by the and was
duly RECORDED in the Official Public Records of said Property of Harris
County, Texas on

JAN 11 1988



Paul Robinson
COUNTY CLERK
HARRIS COUNTY, TEXAS