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MODIF ✓
RETURN TO:

MS. DIANE W. PRICE,
PRESIDENT, AVHOA
7210 Blandford Ln
Houston, TX 77055



RP-2024-200149
06/03/2024 RP1 \$29.00

AFTON VILLAGE HOMEOWNERS ASSOCIATION, INC.
P.O. Box 55944 • HOUSTON, TEXAS • 77255-5944

MODIFICATION TO RESTRICTIVE COVENANTS
AFTON VILLAGE SECTION I AND II, HARRIS COUNTY, TEXAS

BE IT KNOWN THAT, on the 3rd day of May, 2024 the Board of Directors of the Afton Village Homeowners Association, Inc. adopted the following: 10R

WHEREAS, reference is made to the Afton Village Homeowners Association, Inc. MODIFICATION TO RESTRICTIVE COVENANTS AFTON VILLAGE SECTION 1 and II, HARRIS COUNTY, TEXAS, which was executed and filed on or before February 29, 1996. 2EE

WHEREAS, "Article IV. Enforcement, Standards and Interpretations, Afton Village Homeowners Association Board (the "Board"), from time to time, may issue regulations, standards and interpretations relating to particular restrictions, consistent with the purposes and intent of the restrictions, as part of the Board's discretionary authority. Each owner and lot is bound by those regulations, standards and interpretations".

NOW THEREFORE, THE BOARD DECLARES THAT Deed Restriction "Section 1.2 Renting" be replaced by the following:

DEED RESTRICTION "1.2 Renting. Not less than the entire lot may be rented; no room, section of a house or servants quarters may be rented separately. Renting includes granting the right to any person not related by blood to the owner to reside in a portion of a house in return for any monetary or non-monetary compensation. No owner is permitted to rent his lot for a period of less than six (6) consecutive months. Every rental (and subrental) agreement must provide that the renter is bound by and subject to all the obligations under these Restrictions and a failure to comply with the provisions of these Restrictions will be a default under the rental agreement. The owner making such a rental agreement is not, by virtue of the rental agreement, relieved from any obligation to comply with the provisions of these Restrictions. For purposes of these restrictions, "renting" and related terms are intended to be synonymous "leasing" and related terms. These restrictions shall also be understood to apply to subrental agreements and arrangements. Absence of a written rental agreement shall not invalidate any of these restrictions."

NOW THEREFORE, BEING APPROVED AND ACCEPTED by the Officers of the Afton Village Homeowners Association, Inc. the above Resolution is to be recorded in the Office Public Records of Harris County, Texas.

BY:

Diane W. Price

Diane W. Price, President

BY:

David M. Webb

David M. Webb, Secretary

ACKNOWLEDGEMENTS

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BE IT REMEMBERED, that I, AARON BURTON, a Notary Public duly qualified, commissioned, sworn and acting in and for the County and State aforesaid, hereby certify that, on the 3rd day of May, 2024, there appeared before me the following person being the designated officer of the Afton Village Homeowners Association.

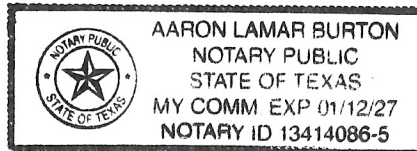
WHEREAS, this instrument was acknowledged before me on this day by DIANE W. PRICE, as President of the Afton Village Homeowners Association whose signature is set forth opposite her name on behalf of said Afton Village Homeowners Association.

WITNESS my hand and official seal.



Notary Public

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §



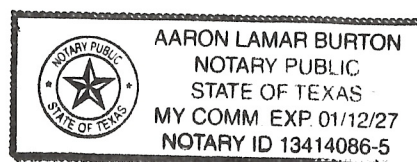
BE IT REMEMBERED, that I, AARON BURTON, a Notary Public duly qualified, commissioned, sworn and acting in and for the County and State aforesaid, hereby certify that, on the 3rd day of May, 2024, there appeared before me the following person being the designated officer of the Afton Village Homeowners Association.

WHEREAS, this instrument was acknowledged before me on this day by DAVID M. WEBB, as Secretary of the Afton Village Homeowners Association whose signature is set forth opposite her name on behalf of said Afton Village Homeowners Association.

WITNESS my hand and official seal.



Notary Public



FILED FOR RECORD

1:46:49 PM

Monday, June 3, 2024

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, June 3, 2024

Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

