

FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR HUNTER'S RIDGE VILLAGE
HARRIS COUNTY, TEXAS

158-94-1978

STATE OF TEXAS (

COUNTY OF HARRIS (

WHEREAS, Friendswood Development Company and King Ranch, Inc., as Declarant, executed and filed for record the Declaration of Covenants, Conditions and Restrictions for Hunter's Ridge Village, Section One, Harris County, Texas (Declaration), said Declaration being dated December 27, 1978, and recorded under File No. F959936, Film Code No. 119-94-0139, in the Official Public Records of Real Property, Harris County, Texas; and

WHEREAS, Superior Homes, Inc., The Ryland Group, Inc., and Friendswood Development Company d/b/a Village Builders are Owners of portions of the property covered by the above referenced Declaration (hereinafter jointly referred to as "Owners"); and

WHEREAS, all of property covered by the Declaration is subject to those certain deed restrictions known as Hunter's Ridge Village, Section One, Protective Covenants which are filed for record under File No. F954087, Film Code No. 119-86-1794 in the Official Public Records of Real Property, Harris County, Texas; and

WHEREAS, a provision was included for amendment of the Declaration as set forth in Article V, Section 3 of said Declaration; and

WHEREAS, Declarant and Owners, being together more than 90% of the owners of all of the property covered by the Declaration, desire to make an amendment to the Declaration pursuant to the terms provided in said Declaration which will enhance the orderly development of the subdivision; and

WHEREAS, Declarant and Owners represent that the requirements of said Article V, Section 3 of the Declaration have been satisfied;

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Article V, Section 4 shall be deleted in its entirety and the following substituted therefor:

"Section 4. Annexation. Additional residential property and common area outside Hunter's Ridge Village, Section One, may be annexed to the Properties covered by the Association, and subject to the jurisdiction and benefits of the Association, with the consent of two-thirds (2/3) of each class of membership of the Association; provided, however, additional residential property within Hunter's Ridge Village subdivision may be annexed by the Declarant without the consent of the members, provided that the Veterans Administration and the Federal Housing Administration determine that the annexation is in accord with a general plan heretofore approved by them and the Veterans Administration and the Federal Housing Administration approve each additional stage or section of Hunter's Ridge Village Subdivision."

2. Article V shall be amended by adding Section 5 as follows:

158-94-1979

"Section 5. FHA/VA Approval. As long as there is a Class B Membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions, and Restrictions."

First International Bank in Houston, N.A., a national banking association, as lienholder of the property described in the Declaration, has caused its name to be signed and its seal to be affixed, and the same to be done and attested by the signature of its duly authorized officer for the purpose of consenting to and ratifying, confirming and adopting this First Amendment to Declaration of Covenants, Conditions and Restrictions and for the purpose of subordinating its lien to the same.

IN WITNESS WHEREOF, the undersigned, being the Declarant and Owners herein, have hereunto set their hand this 29th day of April, 1980.

ATTEST

B. B. Pierce
Secretary
B. P. Pierce

FRIENDSWOOD DEVELOPMENT COMPANY
Acting Herein for Itself and for
KING RANCH, INC. (Declarant)

By [Signature]
Vice President, F.C.B.R.D.

Owners:

SUPERIOR HOMES, INC.

By [Signature]
Fred Sultan,
Executive Vice President

THE RYLAND GROUP, INC.

By [Signature]
William E. Horner,
Vice President

FRIENDSWOOD DEVELOPMENT COMPANY
d/b/a Village Builders

By [Signature]
L. J. Pezoldt,
Vice President

FIRST INTERNATIONAL BANK IN
HOUSTON, N.A.

By [Signature]
Kenneth E. Pulley, Senior Vice President

ATTEST

[Signature]
Fred Sultan,
Executive Vice President

ATTEST

[Signature]
Louise S. Beard

ATTEST

[Signature]
Secretary, B.P. Pierce

ATTEST

[Signature]
Terrie G. Elkins, Asst. Cashier

FILED
APR 30 1 11 PM 1980
County Clerk
BRIS COUNTY, TEXAS

158-94-1980

THE STATE OF TEXAS (
 COUNTY OF HARRIS Montgomery

BEFORE ME, the undersigned authority, on this day personally appeared J.C. Byrd, known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of FRIENDSWOOD DEVELOPMENT COMPANY, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said FRIENDSWOOD DEVELOPMENT COMPANY, which Company acted in the capacity therein stated.

April GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th day of _____, A.D. 1980.

Coralee Casey
Notary Public in and for
Harris County, Texas

THE STATE OF TEXAS (
 COUNTY OF HARRIS (

CORALEE CASEY
Notary Public in and for Harris County, Texas
My Commission Expires 1-16-84

BEFORE ME, the undersigned authority, on this day personally appeared Fred Sultan, known to me to be the person whose name is subscribed to the foregoing instrument as Executive Vice President of SUPERIOR HOMES, INC., and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said SUPERIOR HOMES, INC.

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



Dorothy V. Talley
Notary Public in and for
Harris County, Texas

THE STATE OF TEXAS (
 COUNTY OF HARRIS Montgomery (

RECORDER'S MEMORANDUM
ALL BLACKOUTS, ADDITIONS AND CHANGES
WERE PRESENT AT THE TIME THE INSTRUMENT
WAS FILED AND RECORDED.

BEFORE ME, the undersigned authority, on this day personally appeared William E Horner, known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of THE RYLAND GROUP, INC., and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said THE RYLAND GROUP, INC.

May GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of _____, A.D. 1980.



Dorothy V. Talley
Notary Public in and for
Harris County, Texas

DOROTHY V. TALLEY
Notary Public in and for Harris County, Texas
My Commission Expires 3-20-84

158-94-1981

THE STATE OF TEXAS ()
COUNTY OF HARRIS ()

BEFORE ME, the undersigned authority, on this day personally appeared L. J. Pezoldt, known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of FRIENDSWOOD DEVELOPMENT COMPANY, d/b/a Village Builders, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said FRIENDSWOOD DEVELOPMENT COMPANY, d/b/a Village Builders.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of May, A.D. 1980.

Rebecca A. Walker
Notary Public in and for
Harris County, Texas
REBECCA A. WALKER
Notary Public in and for Harris County, Texas
My Commission Expires: 2-19-81

THE STATE OF TEXAS ()
COUNTY OF HARRIS ()

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth E. Pulley, known to me to be the person whose name is subscribed to the foregoing instrument as Senior Vice President of FIRST INTERNATIONAL BANK IN HOUSTON, N.A., and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said FIRST INTERNATIONAL BANK IN HOUSTON, N.A.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8th day of May, A.D. 1980.

Shelley Coppin
Notary Public in and for
Harris County, Texas

SHELLEY COPPIN
Notary Public in Harris County, Texas
My Commission Expires 7-8-81
458-06-8004

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

MAY 3 0 1980



Quita L. Lohman
COUNTY CLERK,
HARRIS COUNTY, TEXAS

After Recording Return to
G. B. Mitchell, Jr.
Friendswood Development Company
Two Kingwood Place, Suite 110
200 Rockmead Drive
Kingwood, Texas 77339