



**FIRST AMENDMENT TO  
RIO VISTA, SECTION ONE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THE STATE OF TEXAS    §  
  §  
COUNTY OF FORT BEND §

KNOW ALL PERSONS BY THESE PRESENTS:

**WHEREAS**, that certain Rio Vista, Section One Declaration of Covenants, Conditions and Restrictions (the "Declaration") executed by Rio Vista C.M.I., Ltd. a Texas limited partnership (the "Developer") and dated August 10, 2006, was recorded in the Office of the County Clerk of Fort Bend County, Texas, under Clerk's File No. 2006100632 on August 15, 2006, and subjects real property known as Rio Vista, Section One, a subdivision in Fort Bend County, Texas (the "Subdivision") to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration; and

**WHEREAS**, Article XI of the Declaration provided that the Developer may, within five (5) years from the date of the Declaration, unilaterally amend the Declaration when, in its sole opinion, the amendment will beneficially affect the overall plan of the development for the Subdivision and provided the amendment is recorded in the Office of the County Clerk of Fort Bend County, Texas; and

**WHEREAS**, the Developer desires to amend the Declaration as set forth below; and

**WHEREAS**, five (5) years have not elapsed from the date of the Declaration and the Developer believes the amendment set forth below beneficially affects the overall plan of the development of the Subdivision.

**NOW, THEREFORE**, in consideration of the recitals set forth above, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer does hereby amend the Declaration as follows:

1. Article V, Section H (Fences) is hereby amended by adding an additional paragraph to read as follows:

(3) Perimeter Fences. All fences built along the rear and/or side of Lots 1-24 in Block 1; Lots 1-4, 10-12, 17, 34, 35, and 52 in Block 3; and Lots 1, 18, 19, and 35-38 in Block 4, on the North, East and South perimeter ("Perimeter Fences") of the subdivision shall be a minimum of six feet, six inches (6'6") tall and shall consist of six inch (6") pickets, a treated six inch (6") kickboard, and treated wooden cap. The builder shall build said Perimeter Fences and the Owner of the Lot shall maintain them.

2. Article IV (Use of Lots), Section H (Signage), is amended by deleting the section in its entirety and substituting therefore the following language:

"Signs of any kind shall not be displayed to the public view on any Lot except one sign per Lot of not more than five (5) square feet advertising the property for sale. Exceptions will be made for the original builders and Developer to advertise the property during the construction and sales period. Signage advertising any dwelling for rent or lease shall be strictly prohibited, at any time, in any location. Rio Vista C.M.I., Ltd., its assigns, or the

Association, will have the right to remove any such sign not in compliance with this Article IV, Section H, and in so doing shall not be subject to any liability trespass or other tort in connection therewith or arising with such removal."

EXECUTED this 28<sup>th</sup> day of September, 2006.

**DEVELOPER:**

**RIO VISTA C.M.I., LTD.,**  
a Texas limited partnership

By: Camcorp Management, Inc.,  
Its general partner

By: Jennie Trapolino  
Jennie Trapolino, Vice President

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF FORT BEND   §

This instrument was acknowledged before me on the 28<sup>th</sup> day of September, 2006, by Jennie Trapolino, Vice President of Camcorp Management, Inc., general partner of RIO VISTA C.M.I., LTD., a Texas limited partnership, for and on behalf of said entities.

Renee C. Hays  
Notary Public



**AFTER RECORDING, RETURN TO:**

Lana Herff  
Academy Development  
10410 Windermere Lakes Blvd.  
Houston, Texas 77065

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Dr. Dianne Wilson

2006 Oct 04 03:59 PM

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DA \$13.00

Dianne Wilson, Ph.D. COUNTY CLERK  
FT BEND COUNTY TEXAS