

**AMENDMENT TO RESTRICTIONS FOR VENETIAN ESTATES, SECTIONS I, II, III and IV**

STATE OF TEXAS

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COUNTY OF FORT BEND

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WHEREAS, the Lake Venice Property Owners Association, Inc. (the "Association") is the governing entity for Venetian Estates, Sections I, II, III and IV, subdivisions in Fort Bend County, Texas, according to the maps or plats thereof recorded in the Map Records of Fort Bend County, Texas, under Volume 389 Page 150; under File No. 115788 replatted under Volume 402 Page 454; under Volume 6, Page 4; and under Volume 6, Page 13, respectively (collectively referred to as the "Subdivision"); and

WHEREAS, the Deed Restrictions covering Venetian Estates, Sections I, II, III and IV are recorded in the Real Property Records of Fort Bend County, Texas, under Volume 389 Page 152; under Volume 389 Page 434; under Volume 492 Page 296; and under Volume 509 Page 46, respectively (the "Restrictions"); and

WHEREAS, No. 17 of the Restrictions for Venetian Estates, Sections I and II, provide that the Restrictions may be amended by a written instrument signed by the owners of a majority of the lots in their respective Sections; and

WHEREAS, the Article entitled "General Restrictions", No. I, of the Restrictions for Venetian Estates, Sections III and IV, provide that the Restrictions may be amended by the vote of the owners of at least three-quarters (3/4) of the total lots in their respective Sections;

NOW THEREFORE, in accordance with the foregoing and as evidenced by the certification of the Association hereto and the attached signatures of the requisite number of owners for each Section of the Subdivision, the Restrictions for Venetian Estates, Sections I, II, III and IV are hereby amended as follows:

**No. 17 of the Restrictions for Venetian Estates, Sections I and II and the Article entitled "General Restrictions", No. I, of the Restrictions for Venetian Estates, Sections III and IV are hereby deleted in their entirety and replaced with the following:**

These Restrictions shall be covenants running with the land and shall be binding on all persons owning a lot in VENETIAN ESTATES, SECTIONS I, II, III AND IV, from the date hereof until the same are amended in accordance with these Restrictions

These Restrictions may be amended by a written instrument executed by the owners of a majority of the lots in VENETIAN ESTATES, SECTIONS I, II, III AND IV. Any such amendment shall be recorded with the County Clerk of Fort Bend County, Texas.

Unless an amendment is made to the contrary, these Restrictions shall automatically renew for successive periods of ten years beginning June 1, 2030.

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**The Restrictions for Venetian Estates, Sections I and II and the Restrictions for Venetian Estates, Sections III and IV, are hereby amended to include an additional Section/Article 20 (XX) as follows:**

Each owner of a lot within Venetian Estates, Sections I, II, III and IV hereby covenants and agrees to pay to the Lake Venice Property Owners Association the Annual Assessments and Special Assessments required by the Association Bylaws. Each owner also covenants and agrees to pay Reimbursement Assessments for money spent by the Association to obtain owner compliance with the Association Restrictions, Bylaws, Architectural Guidelines and Rules and Regulations.

Such Assessments are the personal obligation of each lot owner and shall be established and collected in accordance with these Restrictions, the Bylaws, Rules and Regulations. The Assessments, along with interest, cost of collection, attorney's fees and late fees, shall be a charge running with the land and shall be secured by a continuing Vendor's Lien upon the lot against which such Assessments and charges are made.

Assessments that are not paid when due shall be delinquent and the Association may bring an action at law against the owner to collect the delinquency. No owner may waive or otherwise escape liability for the Assessments by non-use of the Common Area or abandonment of a Lot.

Upon transfer of a lot, all Assessments owing shall be paid in full. The Vendor's Lien for Assessments shall be subordinate to any valid first purchase money mortgage, valid first mortgage for the construction of original residences on lots and home equity loans.

**Except as specifically stated herein, the remaining provisions of the Restrictions for Venetian Estates Sections I, II, III and IV shall not be affected by this instrument and shall remain in full force and effect.**

#### CERTIFICATION

"I, the undersigned, hereby certify that the foregoing amendments have been approved by the owners entitled to vote at least a majority of the votes in Venetian Estates Sections I and II and by the owners entitled to vote at least three-quarters (3/4) of the votes in Venetian Estates Sections III and IV, as evidenced by the signatures attached hereto."

By: James A. Hudnall

Print Name: JAMES A. HUDNALL, Title: President VEPOA

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STATE OF TEXAS

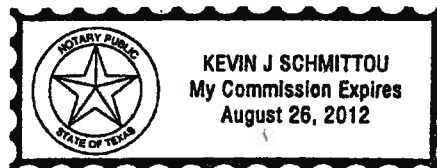
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COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, personally appeared James A. Hudnall the person whose name is subscribed to the foregoing instrument and upon his oath stated that he executed the instrument for the purposes and with the authority contained therein, and as the act and deed of the corporation.

SWORN AND SUBSCRIBED TO before me on this 8<sup>th</sup> day of April, 2011.

Kevin J Schmittou  
Notary Public, State of Texas



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