



**FOURTH AMENDMENT TO COVENANTS AND CONDITIONS, RULES,
REGULATIONS AND RESTRICTIONS FOR VENETIAN LAKE**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, heretofore, a Declaration of Covenants and Conditions, Rules, Regulations and Restrictions for VENETIAN LAKE (hereinto referred to as the "Declaration") was executed and entered into by Lake Venice Property Owners Association, Inc. (hereinto referred to as the "Association" or the "Declarant") on December 13, 1976, and was filed and recorded in Volume 706, Page 488 et seq., of the Deed Records of Fort Bend County, Texas, on December 16, 1976; and

WHEREAS, the Declaration applies to that certain tract of land in Fort Bend County, Texas, being known as Venetian Lake (also known as "Lake Venice") and is hereinafter referred to as the "Lake", and being more particularly described as follows, to wit:

43.47 acres of land, being known as VENETIAN LAKE and being 31.65 acres in the S.M. Williams League, Abstract 97, and 11.82 acres in the Brown and Belknap League, Abstract 15, City of Sugar Land, Fort Bend County, Texas, and being more particularly described by metes and bounds in Exhibit "A" (attached to the original Declaration), and as further mentioned and as also described in that certain Special Warranty Deed recorded in Volume 668, Pages 404 through 413, of the Deed Records of Fort Bend County, Texas; and

WHEREAS, under the provisions of Paragraph 10 of the Covenants, Conditions, Rules, Regulations and Restrictions of the Declaration, the Rules and Regulations may be amended or terminated at any time by a two-thirds (2/3) majority vote of the Board of Trustees of the Association; and

WHEREAS, heretofore, Paragraph 1 of the Covenants and Conditions, Rules, Regulations and Restrictions of the Declaration was amended by instruments dated December 15, 1982, and filed and recorded in Volume 1106, Page 242 et seq., of the Deed Records of Fort Bend County and Paragraphs 1, 6, and 8 were further amended by instruments dated October 7, 1986, and filed and recorded in Volume 1890, Page 2537, et seq., of the Deed Records of Fort Bend County; and

WHEREAS, at least two-thirds (2/3) of the Board of Trustees of the Association voted at a meeting of the Association to further amend Paragraph 1 of the Covenants, Conditions, Rules, Regulations and Restrictions of the Declaration; and

THEREFORE, Paragraph 1 (as amended) of the Covenants, Conditions, Rules, Regulations and Restrictions of the Declaration is hereby amended to add the following:

"The Board of Trustees may, in its discretion, charge and levy uniformly applied fines to members and other persons who use the Lake and are not Members in Good Standing of the Association. The amount and frequency of the fine will be established from time to time and at any time by resolution of the Board of Trustees of the Association."

EXECUTED this 4th day of February, A.D., 2014.

ATTEST:

LAKE VENICE PROPERTY OWNERS
ASSOCIATION, INC. (dba) VENETIAN
ESTATES PROPERTY OWNERS
ASSOCIATION

By: J. Sue Frewin

By: Jim Hudnall
Jim Hudnall, President

J. Sue Frewin, Secretary

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 4th day of February, A.D., 2014, by Jim Hudnall, President of Lake Venice Property Owners Association, Inc.

Notary Public, State of Texas



Section 7.D-2

RETURNED AT COUNTER TO:

AL CLAY

807 SAN MARINO

SUGAR LAND, TX 77478

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

February 12, 2014 11:25:57 AM

FEE: \$15.00 CDC
RESTRICT



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