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AS PER ORIGINAL

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

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

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WHEREAS, heretofore, a Declaration of Covenants and Conditions, Rules, Regulations and Restrictions for Venetian Lake (hereinafter referred to as the "Declaration") was executed and entered into by Lake Venice Property Owners Association, Inc. (hereinafter 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 hereto and incorporated herein and made a part hereof for all purposes; 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 and 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

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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 7 of the Covenants and Conditions, Rules, Regulations, and Restrictions of the Declaration; and

THEREFORE, paragraph 7 of the Covenants and Conditions, Rules, Regulations, and Restrictions of the Declaration are hereby amended to add: The Board of Trustees may, in its discretion, charge a fee for usage of pumps.

EXECUTED this 30th day of December, A.D., 1993.

ATTEST:

LAKE VENICE PROPERTY OWNERS
ASSOCIATION (dba VENETIAN
ESTATES PROPERTY OWNERS
ASSOCIATION

Wayne Chandler
Wayne Chandler, Secretary

By: Yocel Alonso
Yocel Alonso, President

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 30th day of December, A.D. 1993 by Yocel Alonso, President of the Lake Venice Property Owners Association Inc.



Olga G. Terry
Notary Public in and for the
State of Texas

My commission expires:

Return to:

Venetian Estates

PROPERTY OWNERS ASSOCIATION

P.O. BOX 247
SUGAR LAND, TEXAS 77487