

**THIRD AMENDMENT OF AMENDED AND RESTATED
DEED RESTRICTIONS - BAYOU WOODS, SECTION TWO**

A RESIDENTIAL SUBDIVISION IN HARRIS COUNTY, TEXAS

STATE OF TEXAS § KNOW ALL BY THESE PRESENTS THAT:
COUNTY OF HARRIS §

WHEREAS, the undersigned Owners of Lots in Bayou Woods, Section Two (2), as more particularly described in Exhibit "A" attached hereto and incorporated by reference herein, desire to amend the covenants and restrictions as set forth herein in accordance with the Amended and Restated Deed Restrictions - Bayou Woods, Section Two (Effective September 1, 2001), and the First Amendment and the Second Amendment thereof, the said covenants and restrictive being filed of record, respectively, under Clerk's File Nos. U597889, RP-2024-16028, and RP-2024-30033, Official Public Records of Real Property of Harris County, Texas (the "**Section Two Restrictions**") and the Certificate of Formation, Bylaws, policies, rules, and standards of the Association, as amended (collectively the "**Governing Documents**"); and

WHEREAS, the Section Two Restrictions provide the Owners of not less than a majority of the Lots in Bayou Woods, Section Two (2), may, by written agreement signed by them and filed of record, amend the Section Two Restrictions at any time, in whole or in part.

NOW, THEREFORE, in accordance with the Section Two Restrictions and the Texas Property Code, the undersigned Owners of not less than a majority of the Lots in Bayou Woods, Section Two (2) hereby vote for, adopt, approve, and consent to the following amendments to the Section Two Restrictions.

I. Definitions

In addition to the definitions contained herein, all definitions set forth in the 'Section Two Restrictions are incorporated by reference herein.

II. Amendments

Section 19 is hereby added to the Section Two Restrictions as follows:

SECTION 19. Leases.

19.1 Leasing Requirements, Including Minimum Duration.

(a) Occupancy or use of, or any activities within, any part of a Lot or the residence or any other improvement thereon must be pursuant to a written agreement, regardless of designation or other nomenclature (a "lease"). It is reaffirmed, confirmed, and declared that a lease or leasing other than in strict compliance with the Section Two Restrictions, including this Section 19, is a violation of the Governing Documents (a "non-compliance"). Such non-compliance includes without limitation non-single family residential use, a business or commercial use, annoying or noxious activities, and/or a nuisance.

(b) valid lease may be entered only by an Owner as provided in this Section 19. An Owner may not enter a lease with any entity Owner such as a corporation, limited liability company, or other entity pursuant to the Texas Organizations Code or other applicable law to provide any type of executive or similar services to officers, directors, employees or other entity personnel, clients, prospective clients, or to any other persons or entities or Related Parties of the Owner, or which would permit use of a Lot or the residence or any other improvements thereon for any occupancy, activities, or use other than for single family residential use. Such prohibited occupancy, activities, or use include without limitation providing of private offices, Meeting rooms, Shared amenities (reception, lounges, conference facilities), May include access to business equipment and services (internet, copiers, printers), Fully furnished and equipped offices, reception and/or secretarial services. The Board may grant one or more variances to this subsection (b) pursuant to Section 19.6, provided that the number of occupants may not exceed the number of bona fide bedrooms in the residence as originally constructed, all of whom may use the residence wholly and solely for occupancy, activities, or use consistent with single family residential use as determined by the Board.

(c) Each lease must state:

1. the start and the end dates of the lease
2. the name of the Owner/lessor (landlord), and the contact address, telephone number and mobile number of one or more natural persons who will act as the contact persons regarding the lease, and

3. the name of each occupant and each other person authorized to reside at the premises by the lease as permitted by the Governing Documents, including the Section Two Restrictions and this subsection 19.

4. The above information must be provided to the Association not less than ten days prior to the lease start date. A true and correct copy of each lease must also be provided to the Association (with appropriate redactions) within ten days after the date of the Association's written request to the Owner/lessor (landlord) for the same.

(d) Any occupancy or use of, or activities use of a Lot or the residence or other improvements thereon may be for single family residential purposes as defined in and permitted by the Governing Documents, including the Section Two Restrictions and this subsection 19. No Owner may lease less than the entirety of the Owner's Lot.

(e) **No lease may be for an initial lease term of less than six (6) continuous and consecutive months.** No changes or substitutions as to the occupants, including all tenants, who are authorized by a lease to occupy the premises may be made during the initial lease term, and no such change may be made thereafter except pursuant to a new lease with a new initial lease term which complies with the Governing Documents, including the Section Two Restrictions and this subsection 19.

(f) **Subleasing or subletting of any kind is prohibited.**

19.2 Short-Term Rentals Prohibited.

(a) Short-Term Rentals, including any lease for transient or temporary housing of any kind, are prohibited.

(b) For purposes of this **Section 19**, "Short-Term Rental" means:

(1) any lease for an initial lease term of less than six (6) continuous and consecutive months, and/or;

(2) any "transient or temporary housing use" which includes any use as a hotel, motel, tourist home, tourist court, lodging house, inn, rooming house, bed and breakfast, overnight, nightly, or vacation rentals such as Airbnb, Home-Away, VRBO, or similar booking services or hosting platforms, any use or lease for a party venue, an outdoor venue, and any other lease for temporary guests who rent or occupy a residence, or any part of a residence, on a daily, weekly, monthly, or any other duration of less than six continuous and consecutive months, regardless of nomenclature, and/or;

(3) any subsection 19.3 Special Rental Event or Private Function Event, but subject to the subsection 19.3 exceptions. or Private Function Event.

(c) Any occupancy, use or activities designed to promote, make available, provide, or transfer a Short-Term Rental is prohibited.

(d) Any advertising, at any time, by any medium, by, for, or on behalf of an Owner which states or implies that any Short-Term Rentals, including any lease for transient or temporary housing use, are available or permitted within the Subdivision is prohibited, subject to the subsections 19.3 and 19.4 exceptions.

19.3 Exceptions – General. This **Section 19** does not prohibit the following:

(a) uninterrupted and continuing occupancy which immediately follows the end of the initial lease term pursuant to the same lease by the same occupant(s) as to the same premises; or

(b) a temporary residential lease made incident to the bona fide sale of the premises between the buyer and the seller for a term of not more than 90 days.

(c) Not more than the greater of two subsection 19.3 events or three subsections 19.3 and 19.4 events are permitted per Lot per year.

19.4 Exceptions - Special Rental Event and Private Function Event.

(a) For the purposes of this **Section 19**:

(1) "**Special Rental Event**" means a lease by an Owner (and only by an Owner) during events of a national magnitude like a Super Bowl, World Series, World Cup Soccer, high end concert (such as Taylor Swift), Olympics, and similar events as determined by the Board.

(2) "**Private Function Event**", whether pursuant to a lease, means an event hosted and conducted primarily by the Owner of the event Lot like a wedding, graduation, large parties, charitable event, political fund raising event, or other celebration or ceremony which is conducted primarily at the residence of or on the event Owner's Lot, and/or as to which parking as more fully described in subsection 19.5 below is expected to be needed, and similar events as determined by the Board.

(3) A Private Function Event

(b) Written notice must be given to the Association not less than 30 days before the beginning of a Special Rental Event or a Private Function Event (an "event"). The Board may approve (with or without conditions) or deny approval of the event within 15 days after receipt of the notice as to the event. The 15-day period will restart only after receipt by the Board of all requested additional information, clarification, replies, or other communications between the Board and the applicant or applicant representative.

(c) If the Board fails to act within the 15-day period or any extension thereof, then approval is not required but compliance with all other provisions of the Governing Documents, including the Section Two Restrictions and this subsection 19, continues to be required.

(d) Regardless of whether an event is approved by the Board, the Board retains the authority to regulate the event before, during, and after the event in accordance with the Governing Documents, including the Section Two Restrictions and this subsection 19, and to impose fines for non-compliance and to otherwise enforce the same.

(e) The duration of a **Special Rental Event** may not exceed the duration of the event by more than 3 days or a term of 30 days, whichever is less. The duration of a **Private Function Event** may not exceed the duration of the event by more than 3 hours, subject to cleanup and repair as approved by the Board. Not more than two subsection 19.4 events are permitted per Lot per year.

(f) The notice of an event as required by subsection (b) above must contain the following:

(1) name, address, and contact telephone number of the Owner proposing to conduct the Special Rental Event or Private Function Event;

(2) date or dates and anticipated start and end times of the proposed Special Rental Event or Private Function Event;

(3) detailed description of the event, including as may be requested by the Board or ACC following initial submission of the notice to the Board or ACC;

(4) documented evidence of total income to be received or paid because of the event, and to which paid or to be paid,

(5) plan for compliance as to parking as set forth below, as applicable;

(6) approximate number of people who are expected to attend the event and the number of vehicles for which parking is expected to be needed for the event;

(7) location and orientation of any outdoor sound amplification devices and any temporary lighting, if any, which may emit sound and/or illumination beyond any property lines of the event location; and

(8) any other information that the Board deems necessary to

fully evaluate the event and compliance with the Governing Documents.

19.5 Parking.

(a) Parking for event attendees and staff vehicles must first be in the garage or upon the driveway of the event Lot, and then along the front (and along the side as to a corner Lot) of the event Lot, as available. With Board approval, parking may also be permitted on the Owner's Lot. With prior approval of neighbors, parking is permitted on the driveway of and along the front (and along the side as to a corner Lot) of each approving neighbor.

(b) Valet parking outside of the Subdivision is required for all attendee and staff vehicles if it is expected total parking, in addition to parking as permitted by subsection (a) above, for more than 15 vehicles will be needed.

(c) In all cases the event host must take reasonable steps to provide safe parking, recognizing that most streets in the Subdivision are narrow, and that street parking which obstructs traffic and especially emergency vehicles, is not permitted.

19.6 Variances; Other Regulations.

(a) The Board may grant variances, with or without conditions, as to this **Section 19** in specific instances upon written request stating good cause if the Board determines (i) the Owner acted in good faith with no intent to circumvent the requirements of this **Section 19**, and (ii) the granting of the variance will not materially and adversely affect prevailing community standards or adjacent neighbors or adjoining streets. Any variance must be granted in writing. Any variance terminates when the circumstances upon which the variance is based terminate, as determined by the Board.

(b) The Board may adopt and amend other policies, rules, standards, and procedures consistent with and regarding this **Section 19**, as determined by the Board.

19.7 Default; Enforcement.

(a) Each Owner, tenant, and any other occupant is obligated to comply with the Governing Documents including the Section Two Restrictions, as at any time amended, and whether stated in the lease, each is jointly and severally liable as to any non-compliance, and any non-compliance is a default under the lease. The Association is not liable to any such Owner, tenant, or occupant for any damages, including lost rents, incurred regarding any such enforcement by the Association.

(b) After notice of any non-compliance given by the Association to the Owner, the Owner must promptly obtain the tenant's compliance or exercise the Owner's rights as a landlord for tenant's breach of lease, including eviction of the tenant. "After notice" means after giving notice if and as required by applicable law and the opportunity to exercise any rights available under the applicable law, including the right to a hearing before the Board of Directors.

(c) If after notice any non-compliance continues or is repeated, and if the Owner is unable, unwilling, or unavailable to obtain compliance, then the Association is authorized to pursue the remedies of a landlord for the default, including eviction of the tenant. When and by entering a lease, the Owner irrevocably appoints the Association or its designee(s)

as the Owner's attorney-in-fact, with full authority to act in the Owner's place for the purpose of enforcing the Governing Documents.

(d) If after notice any non-compliance continues or is repeated within the succeeding six months after the date of the first such notice, then the Owner and the lease/tenant may be fined. Periodic, progressive, and/or accruing fine amounts (whether daily, weekly, or otherwise) may be applied as to the entire period that any violation exists, including as to prohibited advertising, and may continue until all prohibited activities fully cease and desist. All fines are imposed as a specific assessment and are due and payable to the Association upon demand.

19.8 Fines.

(a) In any case of non-compliance as stated in subsection 19.7(a), the Board may fix the amount(s) and frequency of fines on a case-by-case basis based on the nature, frequency, severity, and/or effect of the violation(s). The amounts of these fines may be periodically adjusted by the Board and may be set forth in a separate fine policy. Unless otherwise determined by the Board as aforesaid, the following fining schedule applies:

(b) Entering a Short-Term Rental, including any lease for transient or temporary housing use: the greater of \$10,000.00 per week or any part thereof until the lease is terminated and the lease(s)/tenant(s) and all other occupants are evicted or 120% of the total amount of revenues paid or to be paid, directly or indirectly, to the non-complying Owner pursuant to the non-complying leasing. Such revenues include income from profit-sharing, commissions, ticket sales, food or beverage sales, event fees, and cash generated by the event. If within not less than ten days after notice the Owner fails to provide to the Association a true and correct copy of the lease and/or other documentation of all revenues received by the Owner as aforesaid and as reasonably determined by the Board, then an additional fine of \$10,000.00 per week or part thereof will be assessed until all revenue documents as aforesaid are received by the Board and until the lease is terminated and the lease(s)/tenant(s) and all other occupants are evicted.

(c) Advertising at any time by any medium by, for, or on behalf of an Owner or tenant which states or implies that Short-Term Rentals and/or any leasing for transient or temporary housing use are available or permitted within the Subdivision: \$5,000.00 per week or any part thereof until all such advertising completely ceases.

(d) Parking violation: \$500.00 per violation per vehicle per day or any part thereof until all violations are cured and/or completely cease and desist.

(e) Any other violation of the Governing Documents: \$375.00 per violation per day or any part thereof until all violations are cured and/or completely cease and desist.

(f) All fines are in addition to all costs and expenses incurred by the Association to cure any non-compliance or otherwise incurred by the Association, directly or indirectly, because of the non-compliance, including booting and towing fees and attorney fees.

III. Integration and Ratification

The foregoing amendments of the Section Two Restrictions are deemed to be a part of and are to be interpreted in accordance with the Section Two Restrictions. All provisions of the

Section Two Restrictions not so amended are hereby ratified and confirmed and will continue in full force and effect pursuant to the terms of the Section Two Restriction.

IN WITNESS WHEREOF, the undersigned, including the Owners of not less than a majority of the Lots in the Subdivision, each having received and reviewed this Third Amendment of Amended and Restate Deed Restrictions – Bayou Woods, Section Two, have executed the same as of the dates of the notarizations as to the signatures of each for the purposes of acknowledging their adoption, consent, and approval thereof.

BAYOU WOODS – OAK HILL ASSOCIATION
OF PROPERTY OWNERS, INC.,
a Texas non-profit corporation

By: Max Uzick, President

ACKNOWLEDGMENT OF ASSOCIATION

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 21 day of August, 2025, by Max Uzick, as the President of BAYOU WOODS - OAK HILL ASSOCIATION OF PROPERTY OWNERS, INC., a Texas non-profit corporation, on behalf of the corporation.

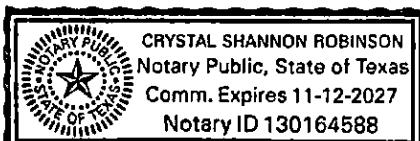
[SEAL]

John

Notary Public, State of Texas

Printed Name

My Commission Expires:



[Certificate of Compliance Follows]

CERTIFICATE OF COMPLIANCE

The undersigned certifies that at all times as stated herein and at the time of the execution of this certificate I was the Secretary of BAYOU WOODS – OAK HILL ASSOCIATION, INC. a Texas nonprofit corporation, and that the facts stated herein are true and correct.

As a custodian of the records of the Association, I hereby certify from those records that (i) notice of the foregoing proposed amendments to the Section Two Restrictions was given by the Association to the Owners of all Lots within the Subdivision at least ten days before circulation of the amending instrument or conducting of a special meeting as to same, and that the notice included a true, correct, and complete copy of the proposed amending instrument, and (ii) the Owners of not less than a majority of the Lots contained in the Subdivision did vote for and approve, adopt, and confirmed the foregoing Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, as evidenced by their respective executions and acknowledgements as attached hereto and incorporated by reference herein, or by affirmative vote, in person or by proxy, at a special meeting of the Association duly noticed, called, and conducted for consideration of the amendments on August 24, 2025.

BAYOU WOODS – OAK HILL ASSOCIATION
OF PROPERTY OWNERS, INC.,
a Texas non-profit corporation

By: 
Margo Wall, Secretary

(Owner Execution and Acknowledgement Pages Follow]

AFTER RECORDING RETURN TO:

Mr. Lou W. Burton
Wilson, Cribbs & Goren, P.C.
1233 West Loop South, Suite 800
Houston, Texas 77027

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THIRD AMENDMENT OF AMENDED AND RESTATED
DEED RESTRICTIONS - BAYOU WOODS, SECTION TWO

EXHIBIT "A": BAYOU WOODS, SECTION TWO (2) - PROPERTY DISCIPTION

Tract No. 1; A part of Lot 4 of the subdivision of the Peter Wilson Tract, James Wharton Survey, Hamis County, Texas, more particularly described as follows:

Beginning at a point which is 200 feet south of 0°39' west of the intersection of the south line of Memorial Drive and the west line of the property deed to W. S. Farish by R. B. Peters by deed recorded in Volume 782, Page 297, of the Deed Records of Harris County, Texas; THENCE north 80°311 east 150.5 feet; THENCE south 89°471 east 110.3 feet; THENCE south 71°28' east 174.9 feet; THENCE north 31°351 east 250.36 feet to south line of Memorial D1ive; THENCE 60 feet along south line of Memorial Drive to southeast corner of intersection of Memorial and Buckingham Drives; THENCE south 31°351 east 297 feet more or less to the southwest corner of Lot A, BAYOU WOODS, Section Two, according to map recorded in Volume 18, Page 46, of the Map Records of Harris County, Texas; THENCE south 70°32' east 209.12 feet; THENCE south 70°40' east 124.62 feet; THENCE south 61°27' east 168.4 feet; THENCE south 61°071 west 130 feet; THENCE south 49°41' east 142.85 feet; THENCE south 40°491 east 145.93 feet; THENCE south 41°371 east 139.61 feet; THENCE south 36°17' east 167.05 feet; THENCE south 36°211 east 136.61 feet; THENCE south 26°44' east 136.95 feet; THENCE south 17°46' east 141.25 feet; THENCE south 13°34' east 153.82 feet; THENCE north 89°57' east 279.82 feet to the west line of Memorial Drive; THENCE in a southerly direction along Memorial Drive 274.48 feet; THENCE 60 feet to the southwest corner of Memorial and Carnarvon Drives; THENCE along a curve on the west line of Memorial Drive 354.6 feet; THENCE south 60°46' west 215.25 feet; THENCE west 325.0 feet; THENCE south 42°28' west, 1,091.5 feet; THENCE south 0°33' west 110.3 feet; THENCE north 89°27' west 977.57 feet; THENCE north 0°391 east 2,756.25 feet to the place of beginning.

Also Lots I and K, BAYOU WOODS, Section Two, said land being part of the land conveyed to Robert S. Duma by S.P. Parish under date of August 24, 1945, and being the identical land covered by map dated the 10th day of December, 1941, of the subdivision of BAYOU WOODS, Section Two, filed for record in Volume 18, Page 46, of the Maps Records of Harris County, Texas (herein the "Subdivision Plat"), except it does not include Lots A, B, C, D, E, F, G, H, J, and L of said subdivision, known as BAYOU WOODS, Section Two; (herein "Bayou Woods, Section Two (2)" or, sometimes, "the Subdivision").

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 328 Buckingham Drive
Houston, TX. 77024.

Elizabeth M. Spankus
(Signature of Owner)

(Signature of Co-Owner, if applicable)

Elizabeth M. Spankus
(Print Name of Owner)

(Print Name of Co-Owner, if applicable)

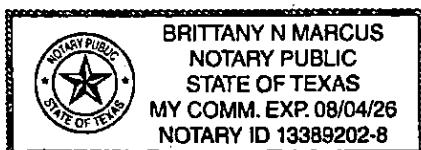
ACKNOWLEDGEMENT

THE STATE OF TEXAS \$
CITY OF HOUSTON \$
COUNTY OF HARRIS \$

This instrument was acknowledged before me on the 1 day of
May, 2025, by Elizabeth M. Spankus.

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]

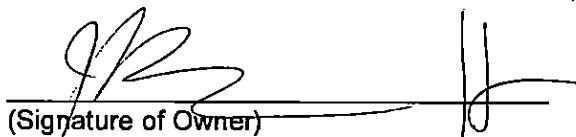
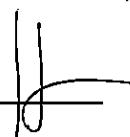


Brittany N. Marcus
Notary Public, State of Texas
Printed Name: Brittany Marcus
My Commission Expires: 08-04-26

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

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PRINT PROPERTY ADDRESS: 329 BUCKINGHAM DR.
Houston, TX. 77024.


(Signature of Owner) 
(Signature of Co-Owner, if applicable)

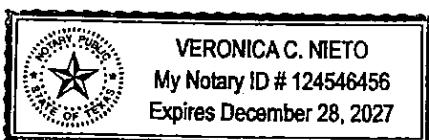
JONATHAN BARRETT
(Print Name of Owner) JESSICA BARRETT
(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
CITY OF HOUSTON §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13 day of JANUARY,
2025 by VERONICA NIETO

[SEAL]



Veronica C. Nieto
Notary Public, State of Texas
Printed Name: VERONICA C. NIETO
My Commission Expires: 12-28-27

EXECUTION AND ACKNOWLEDGMENT - INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS -
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 333 BUCKINGHAM
Houston, TX 77024.

Robert A. Chaffin
(Signature of Owner) UU

Yan Chaffin
(Signature of Co-Owner, if applicable)

ROBERT A. CHAFFIN
(Print Name of Owner)

YAN CHAFFIN
(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

THE STATE OF TEXAS S
COUNTY OF HARRIS S

This instrument was acknowledged before me on the 16th day of January,
2024 by Robert A. Chaffin

[SEAL]



Gloria Foster
Notary Public, State of Texas
Printed Name: Gloria FOSTER
My Commission Expires: 4-5-2025

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

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PRINT PROPERTY ADDRESS: 343 Buckingham Drive
Houston, TX. 77024.

John W. Sweeney
(Signature of Owner)

Jo Ellen Sweeney
(Signature of Co-Owner, if applicable)

John W. Sweeney
(Print Name of Owner)

Jo Ellen Sweeney
(Print Name of Co-Owner, if applicable)

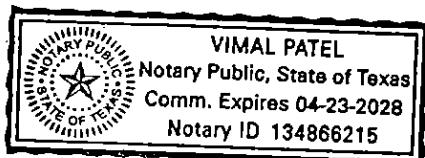
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 2nd day of
April, 2025, by John Sweeney & Jo Ellen Sweeney.

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]



Vimal Patel
Notary Public, State of Texas
Printed Name: Vimal Patel
My Commission Expires: 04/23/28

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

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PRINT PROPERTY ADDRESS: 421 Buckingham dr, Houston TX 77024
Houston, TX. 77024.

Jill S. Glanville
(Signature of Owner)

_____ (Signature of Co-Owner, if applicable)

Jill S. Glanville
(Print Name of Owner)

_____ (Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
CITY OF HARRIS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 2 day of
April, 2025, by Jill S. Glanville.

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]

Lina Michelle Salazar
Notary Public, State of Texas
Printed Name: Lina Michelle Salazar
My Commission Expires: 1-31-2028



EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 422 BUCKINGHAM DR.
Houston, TX. 77024.



(Signature of Owner)



(Signature of Co-Owner, if applicable)

Julie Brookshire
(Print Name of Owner)

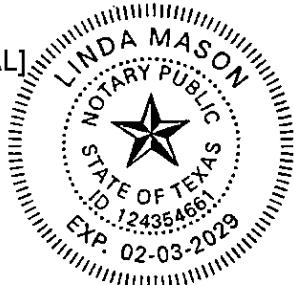
James Brookshire
(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
CITY OF HOUSTON §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13th day of January,
2024 by Julie Brookshire and James Brookshire.

[SEAL]



Linda Mason
Notary Public, State of Texas
Printed Name: Linda Mason
My Commission Expires: 2/3/2029

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 602 Bucking ham Drive
Houston, TX. 77024.

Margaret A Kostal
(Signature of Owner)

(Signature of Co-Owner, if applicable)

Margaret A Kostal
(Print Name of Owner)

(Print Name of Co-Owner, if applicable)

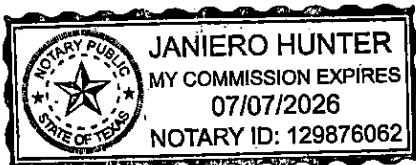
ACKNOWLEDGEMENT

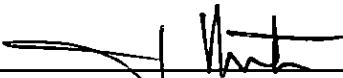
THE STATE OF TEXAS \$
COUNTY OF HARRIS \$

This instrument was acknowledged before me on the 23 day of
April, 2025, by Margaret A. Kostal

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]



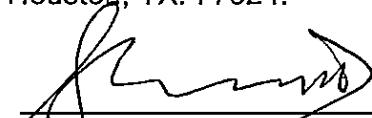


Notary Public, State of Texas
Printed Name: Janiereo Hunter
My Commission Expires: 7.7.2026

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 119 CARNARVON DR.
Houston, TX. 77024. HOUSTON, TEXAS 77024



(Signature of Owner)

(Signature of Co-Owner, if applicable)

STEPHEN J. KRAMER

(Print Name of Owner)

(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

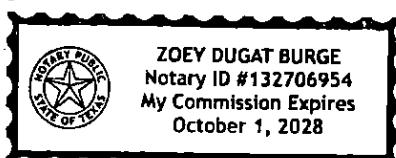
THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 12 day of November, 2025, by Stephen J. Kramer.

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]



Notary Public, State of Texas
Printed Name: Zoey Dugat-Burge
My Commission Expires: October 1, 2028

**EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)**

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 200 Carnarvon Dr.

Houston, TX. 77024.

X
(Signature of Owner)

(Signature of Co-Owner, if applicable)

Mohammad Athari MD
(Print Name of Owner)

(Print Name of Co-Owner, if applicable)

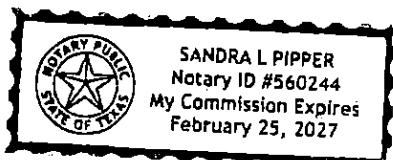
ACKNOWLEDGEMENT

THE STATE OF TEXAS \$
COUNTY OF HARRIS \$

This instrument was acknowledged before me on the 14th day of
May, 2025, by Mohammad Athari MD.

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]



Sandra Pinner
Notary Public, State of Texas
Printed Name: SANDRA PINNER
My Commission Expires: 2-25-2027

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 111 CARNARVON Dr.
Houston, TX 77024

A. Tajiri

(Signature of Owner)

Sherry Tajiri

(Signature of Co-Owner, if applicable)

ARDESHIR TAJIRI

(Print Name of Owner)

SHERRY TAJIRI

(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

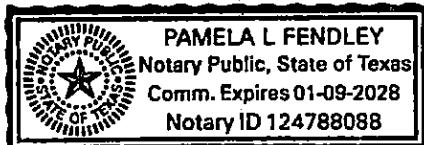
THE STATE OF TEXAS \$

COUNTY OF HARRIS \$

This instrument was acknowledged before me on the 7th day of
April, 2025, by Ardeshir Tajiri

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]



Pamela L Fendley
Notary Public, State of Texas
Printed Name: Pamela L Fendley
My Commission Expires: 01-09-2028

EXECUTION AND ACKNOWLEDGMENT - ENTITY OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS -
BAYOU WOODS, SECTION TWO

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and the Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 215 CARNARVON DR.
Houston, TX. 77024.

215 CARNARVON DR ETAL
BRADLEY SMITH

(Print Name Owner)

By 

Print Name: BRADLEY SMITH

Print Title: CEO LAYNE Kelly Homes LLC

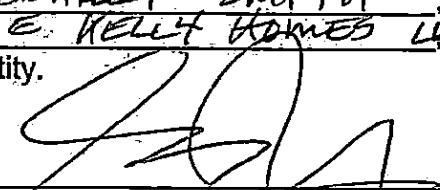
ACKNOWLEDGEMENT

STATE OF TEXAS ss

COUNTY OF HARRIS ss

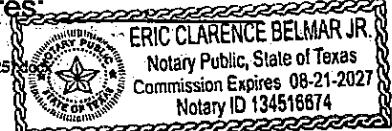
This instrument was acknowledged before me on the 31 day of
MARCH, 2025, by BRADLEY SMITH,
as CEO of Layne Kelly Homes LLC,
a OWNER, on behalf of the said entity.

[SEAL]


Notary Public, State of Texas

Print Name: ERIC C. BELMAR JR.

My Commission Expires:



EXECUTION AND ACKNOWLEDGMENT – ENTITY OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS -
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and the Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 223 CARNARVON PR
Houston, TX. 77024.

215 CARNARVON LP ET AL
BRADLEY SMITH

(Print Name Owner)

By: 

Print Name: BRADLEY SMITH

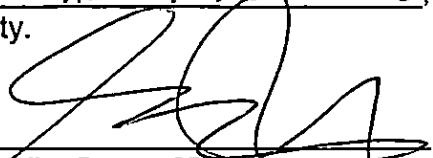
Print Title: CEO LAYNE KELLY HOMES LLC

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 31 day of
MARCH, 2025, by BRADLEY SMITH,
as CEO of LAYNE KELLY HOMES LLC,
a OWNER, on behalf of the said entity.

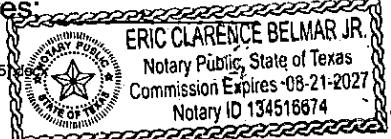
[SEAL]


Notary Public, State of Texas

Print Name: ERIC C. BELMAR JR.

My Commission Expires:

G:\SLBurton Clients\6892-BWBW Sec 2 3d Amend)STR\Decl-STRs Final 3-24-25\BAYOU WOODS Sec 2-Decl 3d Amend (Final 3-24-25)



**EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)**

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 310 Carnarvon Drive,
Houston, TX. 77024.

Brent Kelly
(Signature of Owner) (Signature of Co-Owner, if applicable)

Brent Kallop
(Print Name of Owner) _____ (Print Name of Co-Owner, if applicable)

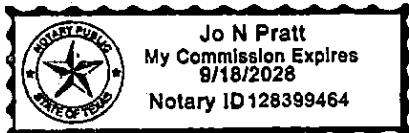
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 31 day of January,
2024 by Brent Kallop.

[SEAL]

Joe N. Pratt
Notary Public, State of Texas
Printed Name: JO N. PRATT
My Commission Expires: 9/18/2028



EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 416 Carnarvon Dr. Houston, Tx 77024
Houston, TX. 77024.

Leticia Loya
(Signature of Owner)

(Signature of Co-Owner, if applicable)

Leticia Loya
(Print Name of Owner)

(Print Name of Co-Owner, if applicable)

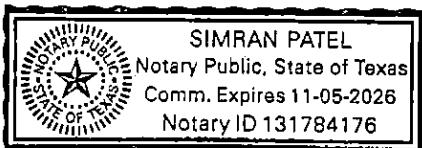
ACKNOWLEDGEMENT

THE STATE OF TEXAS \$
COUNTY OF HARRIS \$
 \$

This instrument was acknowledged before me on the 12 day of
May, 2025, by Leticia Loya.

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]



Notary Public, State of Texas
Printed Name: Simran Patel
My Commission Expires: 11/05/2026

**EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)**

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 423 Cernarvon Dr.
Houston, TX 77024.

Martine Weitz (Signature of Owner) (Signature of Co-Owner, if applicable)

Martine Weitz _____ (Print Name of Owner) _____ (Print Name of Co-Owner, if applicable)

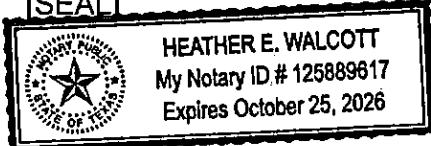
ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 20th day of May, 2025, by Martine Weitz.

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]

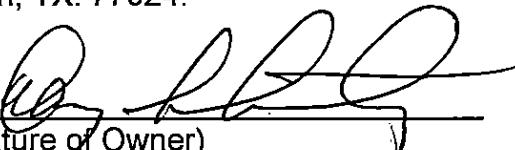
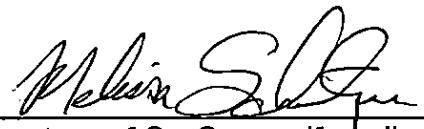


Heather E. Walcott
Notary Public, State of Texas
Printed Name: Heather E. Walcott
My Commission Expires: October 25, 2026

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 8828 Sandringham
Houston, TX. 77024.


(Signature of Owner) 
(Signature of Co-Owner, if applicable)

Doug Schnitzer
(Print Name of Owner) Melissa Schnitzer
(Print Name of Co-Owner, if applicable)

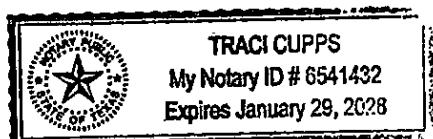
ACKNOWLEDGEMENT

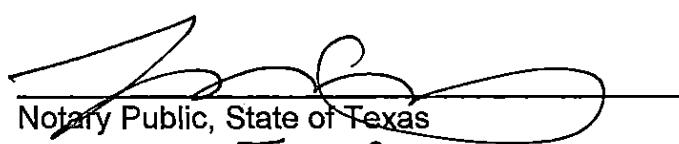
THE STATE OF TEXAS \$
COUNTY OF HARRIS \$

This instrument was acknowledged before me on the 2nd day of
April, 2025, by Doug Schnitzer and Melissa Schnitzer.

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]




Notary Public, State of Texas
Printed Name: Traci Cupps
My Commission Expires: 1-29-28

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 8811 Sandringham DRIVE,
Houston, TX. 77024.

Pierre Bejjani
(Signature of Owner)

Pierre Bejjani
(Print Name of Owner)

Souad Bejjani
(Signature of Co-Owner, if applicable)

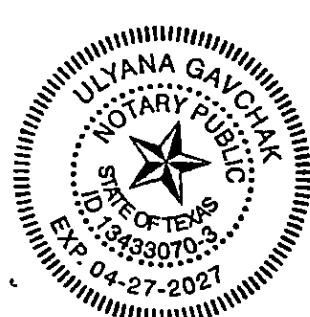
Souad Bejjani
(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COURT OF HARRIS §

This instrument was acknowledged before me on the 13 day of January,
2025 by ulyana Gavchak

[SEAL]


Notary Public, State of Texas

Printed Name: ulyana Gavchak
My Commission Expires: 04-27-2027

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 9014 SANDRINGHAM
Houston, TX. 77024.

(Signature of Owner)

W. Barry Kahn
(Print Name of Owner)

(Signature of Co-Owner, if applicable)

Tammie J Kahn
(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

THE STATE OF TEXAS

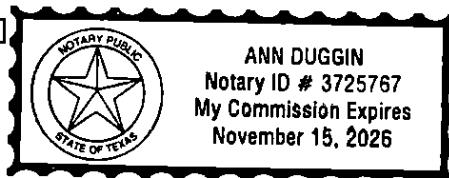
§

COUNTY OF HARRIS

§

2025 This instrument was acknowledged before me on the 14th day of JANUARY,
2024 by TAMMIE J. KAHN.

[SEAL]



Ann Duggin
Notary Public, State of Texas
Printed Name: Ann Duggin
My Commission Expires: 11-15-2026

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 1015 Spring St. B Houston, TX. 77024.

Houston, TX. 77024.


Michael J. Morris
(Signature of Owner)

(Signature of Co-Owner, if applicable)

MICHAEL M. GAYSON
(Print Name of Owner)

(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 13th day of JAN.
2025 by Michael Gramson.

[SEAL]



Christine Wang
Notary Public, State of Texas
Printed Name: Christine Wang
My Commission Expires: 8/28/2025

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 9029 SANDRINGHAM DR,
Houston, TX. 77024.

(Signature of Owner)

(Signature of Co-Owner, if applicable)

(Print Name of Owner)

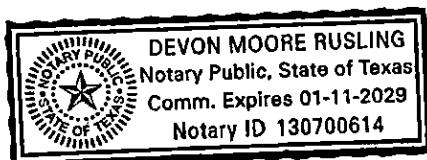
(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 1 day of JAN,
2024 by ROBERT L. ZERICK.

[SEAL]



Notary Public, State of Texas

Printed Name: DEVON

My Commission Expires: 1-11-2029

**EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)**

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 9030 Sandringham Drive
Houston, TX 77024.

Michael Maggi
(Signature of Owner)

Michael Maggi
(Print Name of Owner)

Erin Maggi
(Signature of Co-Owner, if applicable)

Erin Maggi
(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

THE STATE OF TEXAS \$
COUNTY OF HARRIS \$

This instrument was acknowledged before me on the 10th day of
May, 2025, by Erin & Michael Maggi.
(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]



Megan Murphy
Notary Public, State of Texas
Printed Name: Megan Murphy
My Commission Expires: March 3, 2026

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER

(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 9250 Sandringham Dr.,
Houston, TX. 77024.


(Signature of Owner)

Randy Hyun
(Print Name of Owner)

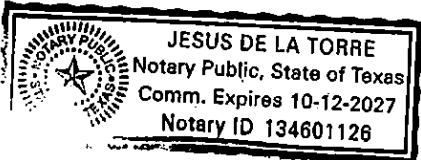

(Signature of Co-Owner, if applicable)

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 27 day of January,
2024 by Randy Hyun JAE YJ.

[SEAL]

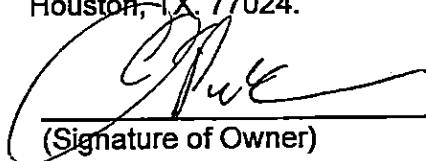


Jesus Delatorre
Notary Public, State of Texas
Printed Name: Jesus Delatorre
My Commission Expires: 10-12-2027

EXECUTION AND ACKNOWLEDGMENT – INDIVIDUAL OWNER
(THIRD AMENDMENT OF AMENDED AND RESTATED DEED RESTRICTIONS –
BAYOU WOODS, SECTION TWO)

The undersigned Owner (whether one or more) of the "Lot" (real property) located in Bayou Woods, Section Two (2) and located at the address as set forth below, hereby votes for adoption of, and does hereby adopt, approve, and confirm the above Third Amendment of Amended and Restated Deed Restrictions - Bayou Woods, Section Two, on behalf of Owner and Owner's successors and assigns.

PRINT PROPERTY ADDRESS: 101 Fairchild Ctr.
Houston, TX 77024.



(Signature of Owner)

(Signature of Co-Owner, if applicable)

ADAM F. RUSTI
(Print Name of Owner)

(Print Name of Co-Owner, if applicable)

ACKNOWLEDGEMENT

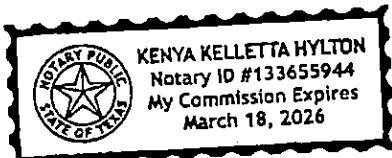
THE STATE OF TEXAS \$
COUNTY OF HARRIS \$

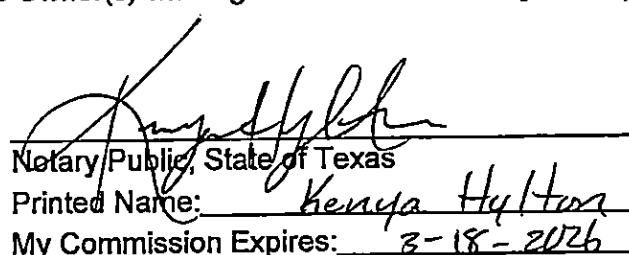
RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

This instrument was acknowledged before me on the 14 day of
May, 2025, by KENYA HYLTON.

(Print name(s) of above Owner(s) who signed before the Notary Public)

[SEAL]




Notary Public, State of Texas
Printed Name: Kenya Hylton
My Commission Expires: 3-18-2026

FILED FOR RECORD

4:19:21 PM

Friday, November 14, 2025



COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE 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

Friday, November 14, 2025



COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-453801