

AMENDMENT TO COVENANTS & DEED RESTRICTIONS Vol 1302 Page 033
For
CHAMBERS POINT SUBDIVISION, PHASE I

000849

THE STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

KNOW ALL MEN BY THESE PRESENTS, that Jackson Lake Properties Joint Venture and those individuals set forth on the signature page hereto, the owners of the lots described on Exhibit "A" attached hereto of CHAMBERS POINT Subdivision, Phase I, as filed in Volume 6, Page 217 of the Official Plat Records of Navarro County, Texas, do hereby acknowledge, declare that the Covenants & Deed Restrictions for Chambers Point Subdivision, Phase I ("Covenants") recorded in Volume 1124, Page 67, of the Records of Navarro County, Texas, are hereby amended as to the lots described on Exhibit "A" as follows:

1. All references to "Jackson Lake Properties Joint Venture" or "the undersigned" in Sections 1 through 20 shall be changed to "Chambers Point Homeowners Association, Inc."
2. The phrase "comply with" shall be inserted between the words "and these" in the next to last line of Section 2.
3. The following sentence shall be added to the end of Section 3:
"Failure of the Architectural Control Committee to either approve or reject any submittal within such three week period shall be deemed approval."
4. The first line of Section 4 shall be amended to read as follows:
"Subject to the other provisions herein, all construction"
5. The fifth sentence of Section 4 shall be amended to read as follows:
"All buildings must have at least sixty percent (60%) combined brick and/or glass on the exterior unless otherwise approved in writing by the Architectural Control Committee."
6. In Section 5, the number "1,200" shall be changed to "1,600".
7. Section 6 is amended to read as follows:
"No chain link fences will be allowed. No other fence shall be permitted to extend in front of the front elevation of house except decorative wood, stone, brick or iron grillwork unless approved by the Architectural Control Committee."
8. In Section 10, the last word "Board" is hereby deleted and substituted with the following language:
"Control and Improvement District No. One."

9. In Section 11, the phrase "and mowed" shall be inserted between the words "cleaned and" and the phrase "tall grass" shall be inserted between the words "weeds and" both in the first sentence.
10. In Section 11, this additional sentence shall be inserted between the first and second sentence: "At no time shall junk cars or other inoperable equipment be stored on the Lot."
11. In Section 11, the phrase "mowed and" shall be inserted between the words "lot cleaned" in the new third sentence.
12. In Section 11, the phrase ", remove junk cars or inoperable equipment" shall be inserted between "cleaned and" in the new third sentence.
13. In Section 19, a period shall be inserted after the phrase "or provision herein" in the last sentence and the balance of the sentence commencing with "which occurs during...." is hereby deleted.
14. As used in these Covenants (as amended hereby), and the Bylaws of the Association, the following terms shall have the following meanings:
 - a. "Assessment" shall mean the charge against each Lot Owner and his lot, representing a portion of the total cost to the Association of maintaining, improving, repairing, replacing and managing the Common Areas, which are to be paid uniformly and equally by each Lot Owner of the Association, as provided herein.
 - b. "Association" shall mean Chambers Point Homeowners Association, Inc., a Texas non-profit corporation, the Bylaws of which shall govern the administration of the Chambers Point property and the membership of which shall be composed of all of the Owners of the Lots of the Subdivision and any additions and phases thereto.
 - c. "Board" or "Board of Directors" shall refer to the Board of Directors of Chambers Point Homeowners Association, Inc.
 - d. "Common Area" shall mean and include all of the property described in Exhibit "B" attached hereto, any parks, public boat ramps and docks, any picnic areas and all of any other improvements located or to be located in or thereon.
 - e. "First Mortgagee" shall mean the holder of a first mortgage lien on any Lot in the Subdivision.
 - f. "Lot" and "Lots" shall mean those lots described on Exhibit "A" attached hereto and any additional lots that the owner of each lot shall agree in writing to make subject to this Amendment to Contract and Deed Restrictions.
 - g. "Owner" shall mean a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof, who owns title to one or more Lots.
 - h. "Special Assessment" shall mean in addition to the Assessment described above, the amount the Association may levy, in any assessment year, applicable to that year only for (i) the cost of

any construction, reconstruction, repair or replacement of a capital improvement upon or in the Common Area, including roads, fixtures and personal property related thereto; or (ii) the expense of any other contingency or cost deemed necessary by the Association.

- i. "Subdivision" shall mean Chambers Point Subdivision, Phase I and Chambers Point Subdivision, Phase II, as filed in the Official Plat Records of Navarro County, Texas, and any additions and phases thereto.

The following sections are hereby added to the Covenants:

21. Upon the recordation of this Amendment to Covenants and Deed Restrictions for Chambers Point Subdivision, Phase I, each Lot Owner will automatically become a member of the Association. At the time of closing on the purchase of any lot in the Chambers Point Subdivision, Phase I, each purchaser will automatically become a member of the Association. An assessment is hereby made of SIX DOLLARS (\$6.00) per month per Lot to each Owner for only one lot and an assessment of FOUR DOLLARS (\$4.00) per month per Lot for any numbers of Lots in excess of one, payable annually on the first (1st) day of January of each year. The assessment charge for a Lot purchased during the calendar year shall be prorated from the date of purchase to the end of that calendar year.

The assessment is payable to the Association at its office in Dallas County, Texas, or at any location that its office may be changed to at a future date.

The fund created by the assessment in charges shall be used to cover expenses incurred in the maintenance and operation of the common area properties, and facilities of the Subdivision or for community improvement thereon, including but not limited to the construction and reconstruction, improvement and maintenance of roads, mowing of roadways, parks, public boat ramp, dock and picnic area, and other improvements or services at said Subdivision and for such other uses as may be approved by the Association.

The assessment charges may be raised by the then current Directors of the Association if necessary to provide adequate funds to carry out the purposes of that Association.

Such assessment charges shall extend for the life of these Covenants and shall be extended automatically at the same time the Covenants may be extended.

22. In addition to the Assessments authorized above, at any time the Association may levy in any calendar year a Special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of roads, parks, public boat ramps, docks and picnic areas or other improvement located or to be located upon the Common Areas, provided that any such Assessment shall be approved by a two-thirds (2/3) vote of the quorum of Owners voting in person or by proxy at a meeting (annual or special) of the Association duly called for such purpose.

23. No Owner may exempt himself from liability for his contribution toward the Common Areas by waiver of the use or enjoyment of any of the Common Areas or improvements located thereon.
24. All sums due but unpaid by a Lot Owner for his share of Assessments, including interest thereon at ten percent (10%) per annum, shall constitute a lien on such Lot superior to all other liens and encumbrances, except only for: (i) all taxes and special assessments levied by governmental and taxing authorities; and (ii) all liens securing sums due or to become due under any mortgage vendor's lien or deed of trust filed of record prior to the time such costs, charges, expenses and/or assessments become due.
25. To evidence such lien, the Association may, but shall not be required to, prepare written notice setting forth the amount of such paid indebtedness, the name of the Owner of the Lot and a description of the Lot. Such notice shall be signed by one of the Board of Directors and may be recorded in the office of the Clerk and Recorder of Navarro County, Texas. Such lien for the Assessment shall attach from the date of the failure of payment of the Assessment. Such lien may be enforced by foreclosure of the defaulting Owner's Lot by the Association. Any such foreclosure sale is to be conducted in accordance with the provisions applicable to the exercise of powers of sale in mortgages and deeds of trust, as set forth in Section 51.002 of the Texas Property Code as may be amended from time to time, or in any manner permitted by law. Each Owner, by accepting a deed to his Lot, expressly grants to the Association a power of sale, as set forth in said Section 51.002, in connection with the Assessment lien. The Board of Directors is hereby authorized to appoint a trustee to hold any such foreclosure sale. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceedings, the costs and expenses for filing notice or claim of lien and all reasonable attorneys' fees. The Association shall have the power to bid on the Lot at the foreclosure sale and to acquire and hold, lease, mortgage and convey same.
26. The amount of the Assessment levied against each Lot shall also be a debt of the Owner thereof at the time the Assessment is made. Suit to recover a money judgment for unpaid Assessments shall be maintainable without foreclosing or waiving the lien securing same.
27. Each Owner shall comply strictly with the provisions of these Covenants, the Bylaws and the decisions and resolutions of the Association adopted pursuant thereto, as the same may be lawfully amended from time to time.
28. The administration of the Association shall be governed by the Bylaws. The Association shall be managed by a Board of Directors, duly appointed or elected, pursuant to the terms and conditions of the Bylaws.
29. Immediately after the recordation of these Covenants, Jackson Lake Properties Joint Venture shall execute and deliver a deed to the Association conveying title to the property described on Exhibit "B" to the Association. Jackson Lake Joint Venture shall have the right to deed additional property to the Association for Common Areas and the Association shall accept and maintain the property described on Exhibit "B" and any such additional property.

30. These Covenants shall not be revoked, nor shall any of the provisions herein be amended from the date these Covenants are recorded unless the Owners representing at least ninety percent (90%) of the ownership of the Lots agree to such revocation or amendment by instruments duly executed and recorded.
31. All notices, demands or other correspondence intended to be served upon Owner shall be sent by ordinary or certified mail, postage prepared, addressed in the name of such Owner in care of the address of such Owner. All notices, demands or other correspondence intended to be served upon the Board of Directors of the Association or the Association, shall be sent by ordinary or certified mail, postage prepaid to the Association's address.
32. Whenever the applications and provisions of these Covenants conflict with the applications of any provisions of the Bylaws adopted by the Association, the provisions or applications of these Covenants shall prevail.

Except as modified above, all other terms and conditions of the Covenants & Deed Restrictions for Chambers Point Subdivision, Phase I shall remain in full force and effect.

Any other owner of a lot in the Subdivision which is not listed on Exhibit "A" shall have the right, but not the obligation, to consent ("Consent") at a later date to this Amendment to Covenant and Deed Restrictions and to subject such lot to the terms and conditions of such Amendment. Upon the execution of the Consent, recordation in the Records of Navarro County, Texas and furnishing evidence of such recordation to the Association, such lot shall automatically become subject to the terms and conditions of this Amendment. A copy of the form of Consent to be executed and recorded is attached hereto as Exhibit "C".

This Agreement may be executed in several counterparts and all such counterparts so executed shall constitute one agreement binding on all the parties hereto, notwithstanding that all the parties are not signatory to the original of the same counterpart.

BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK

VOL 1302 PAGE 038

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed and delivered as of the _____ day of October, 1994.

Address:

8235 Douglas Avenue
Suite 650, LB 65
Dallas, Texas 75243

Route 3, Box 3044
Palestine, Texas 75801

11621 Dorchester
Dallas, Texas 75218

Route 1, Box 203
Tennessee Colony, Texas
75861-9734

Box 174
Trinidad, Texas 75163

5145 Barwall Court
Lisle, Illinois 60532

3015 Pitkin Drive
Arlington, Texas 76006

3608 Hastings Drive
Arlington, Texas 75013

Route 3, Box 3044
Palestine, Texas 75801
and
3580 MLK Parkway, #212
Beaumont, Texas 77705

P. O. Box 906
Cedar Hill, Texas 75104

2216 Renee
Corsicana, Texas 75110

JACKSON LAKE PROPERTIES JOINT VENTURE

By: J.G. Jackson

J.G. Jackson, Managing Partner

Lots 2,3,5,6,7,8,9,10,11,12,13,14,16,18,19,20,21,
22,23,24,37,38,40,41,51,52,55,56,74,75,76,77,81,82
Thomas Anderson

Carlton Wade Beasley

Mary B. Beeson

Jimmy Blakeney

Richard C. Cieslak

Barbara Anne Cieslak

Richard William Costello

Sally Ann Costello

Dorothy Dunn Fanning

Lynn Grabill

Warren C. Green

Bonnie L. Green

Gerry M. Harris

Harold L. Hillock

155 Aspen Street
Lancaster, Texas 75134

Kenneth Ward

Marilyn Ward

1940 Holcomb
Dallas, Texas 75217

Thomas L. Ward

M. Jeanie Ward

4429 Hanover
Dallas, Texas 75225

James A. Williams

Sarah Mabry Williams

6130 Lakeshore Drive
Dallas, Texas 75214

Wieslaw D. Wlodarski

Margaret P. Wlodarski

9312 Stone Bridge Drive
College Station, Texas
77708

Roger Q. Wynn

STATE OF TEXAS §
COUNTY OF DALLAS §

This document was acknowledged before me by J.G. Jackson,
Managing Partner of JACKSON LAKE PROPERTIES JOINT VENTURE, on this
20 day of February, 1998, on behalf of said joint venture.



Mary Sickler
Notary Public of and for
The State of Texas

MARY SICKLER
Printed Name of Notary Public

VOL 1302 PAGE 040

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed and delivered as of the ____ day of October, 1994.

Address:

JACKSON LAKE PROPERTIES JOINT VENTURE

8235 Douglas Avenue
Suite 650, LB 65
Dallas, Texas 75243

By: J.G. Jackson, Managing Partner

Route 3, Box 3044
Palestine, Texas 75801

Thomas Anderson

11621 Dorchester
Dallas, Texas 75218

Carlton Wade Beasley

Route 1, Box 203
Tennessee Colony, Texas
75861-9734
Lots 1,4,28,29,57,58,60,61,62,63,64,65,66,68,70,72,78,79,80

Mary B. Beeson

Box 174
Trinidad, Texas 75163

Jimmy Blakeney

5145 Barwall Court
Lisle, Illinois 60532

Richard C. Cieslak

Barbara Anne Cieslak

3015 Pitkin Drive
Arlington, Texas 76006

Richard William Costello

Sally Ann Costello

3608 Hastings Drive
Arlington, Texas 75013

Dorothy Dunn Fanning

Route 3, Box 3044
Palestine, Texas 75801
and
3580 MLK Parkway, #212
Beaumont, Texas 77705

Lynn Grabill

P. O. Box 906
Cedar Hill, Texas 75104

Warren C. Green

Bonnie L. Green

2216 Renee
Corsicana, Texas 75110

Gerry M. Harris

Harold L. Hillock

Vol 1302 Page 041

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged before me by THOMAS ANDERSON
on this _____ day of _____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged before me by CARLTON WADE
BEASLEY on this _____ day of _____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

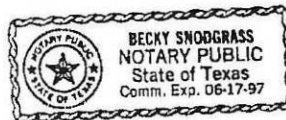
STATE OF TEXAS §
COUNTY OF Navarro §

This document was acknowledged by MARY B. BEESON before me on
this 7th day of October, 1994.

Becky Snodgrass
Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public



VOL 1302-042

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed and delivered as of the ____ day of October, 1994.

Address:

JACKSON LAKE PROPERTIES JOINT VENTURE

8235 Douglas Avenue
Suite 650, LB 65
Dallas, Texas 75243

By: J.G. Jackson, Managing Partner

Route 3, Box 3044
Palestine, Texas 75801

Thomas Anderson

11621 Dorchester
Dallas, Texas 75218

Carlton Wade Beasley

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Tennessee Colony, Texas
75861-9734

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Arlington, Texas 75013

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and
3580 MLK Parkway, #212
Beaumont, Texas 77705

Lynn Grabill

P. O. Box 906
Cedar Hill, Texas 75104
Lots 42, 43

Warren C. Green

Bonnie L. Green

2216 Renee
Corsicana, Texas 75110

Gerry M. Harris

Harold L. Hillock

VOL 1302 PAGE 043

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged by DOROTHY DUNN FANNING before me on this _____ day of _____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged by LYNN GRABILL before me on this _____ day of _____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF Falls §

This document was acknowledged by WARREN C. GREEN and wife, BONNIE L. GREEN before me on this 20th day of December, 1994.

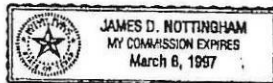
James D. Nottingham

Notary Public of and for
The State of Texas

My Commission Expires:
MARCH 6, 1997

JAMES D. NOTTINGHAM

Printed Name of Notary Public



5303 Summit Lodge
Katy, Texas 77449
Lot 50

1409 Oxford
Mesquite, Texas 75149

1802 Mayfield
Garland, Texas 75041

3408 S.W. Arrowhead
Topeka, Kansas 66614

935 Lilac
Mesquite, Texas 75149

1101 Hyde Park
Cleburne, Texas 76031

3100 Sage Lane
Bedford, Texas 76021

1912 Sunnybrook
Irving, Texas 75061

Route 1, Box 182-B
Dayton, Texas 77535

c/o Pacific Minerals
1800 St. James Place
Suite 310
Houston, Texas 77056

VOL 1302 PAGE 044

F.H. Hawkins
F.H. Hawkins

Mary A. Hawkins
Mary A. Hawkins

Timothy D. Hinkle

Martha Hinkle

Leonard Maxwell

Jimmy R. Mecaskey

La Vonda P. Mecaskey

A. Jackson Mitchell

Reva J. Mitchell

Colin R. Saunders

Wilma J. Saunders

Maury Edward Staggs

Helen Marie Rosenkransstaggs

Samuel Casey Tate

Dana M. Tate

Kit M. Tompkins

Elizabeth A. Tompkins

Bernard A. Tower

VOL. 1302 PAGE 045

STATE OF TEXAS §
 §
COUNTY OF _____ §

This document was acknowledged by GERRY M. HARRIS before me
on this _____ day of _____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS §
 §
COUNTY OF _____ §

This document was acknowledged by HAROLD L. HILLOCK before me
on this _____ day of _____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS §
 §
COUNTY OF Harris §

This document was acknowledged by F.H. HAWKINS and MARY A.
HAWKINS before me on this 26th day of Oct,
1994.

Bryor W. Evenson

Notary Public of and for
The State of Texas

My Commission Expires:
5-18-96

Bryor W. Evenson

Printed Name of Notary Public

Vol 1302 Page 046

5303 Summit Lodge
Katy, Texas 77449

F.H. Hawkins

Mary A. Hawkins

1409 Oxford
Mesquite, Texas 75149

Timothy D. Hinkle

Martha Hinkle

1802 Mayfield
Garland, Texas 75041

Leonard Maxwell

Handwritten:
APR 11-14-94

~~3408 S.W. Arrowhead~~
~~Topeka, Kansas 66614-6644-1002~~
~~18731 S.W. Burlington Road~~
Lot 48

Handwritten signature: Jimmy R. Mecaskey
Jimmy R. Mecaskey

~~La Vonda P. Mecaskey~~

Handwritten: 12-10-91
JAN 11-1994

935 Lilac
Mesquite, Texas 75149

A. Jackson Mitchell

Reva J. Mitchell

1101 Hyde Park
Cleburne, Texas 76031

Colin R. Saunders

Wilma J. Saunders

3100 Sage Lane
Bedford, Texas 76021

Maury Edward Staggs

Helen Marie Rosenkransstaggs

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Samuel Casey Tate

Dana M. Tate

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Kit M. Tompkins

Elizabeth A. Tompkins

c/o Pacific Minerals
1800 St. James Place
Suite 310
Houston, Texas 77056

Bernard A. Tower

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged by TIMOTHY D. HINKLE and wife,
MARTHA HINKLE before me on this _____ day of
_____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged by LEONARD MAXWELL before me
on this _____ day of _____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF ^{KANSAS} ~~TEXAS~~ §
COUNTY OF Shawnee §

Decentralized
8/16/94
This document was acknowledged by JIMMY R. MECASKEY and wife,
~~LA VONDA P. MECASKEY~~ before me on this 18th day of
November, 1994.

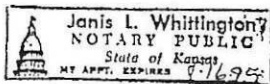
Janis L. Whittington

Notary Public of and for
The State of ~~Texas~~ KANSAS

Janis L. Whittington

Printed Name of Notary Public

My Commission Expires:
9-16-95



5303 Summit Lodge
Katy, Texas 77449

F.H. Hawkins

Mary A. Hawkins

1409 Oxford
Mesquite, Texas 75149

Timothy D. Hinkle

Martha Hinkle

1802 Mayfield
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La Vonda P. Mecaskey

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Reva J. Mitchell

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KERENS TX 75144
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Wilma J. Saunders
Wilma J. Saunders

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Bernard A. Tower

STATE OF TEXAS §
COUNTY OF _____ §

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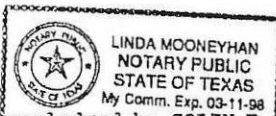
This document was acknowledged by A. JACKSON MITCHELL and wife, REVA J. MITCHELL before me on this _____ day of _____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires: _____

Printed Name of Notary Public _____

STATE OF TEXAS §
COUNTY OF Texas §



This document was acknowledged by COLIN R. SAUNDERS and wife, WILMA J. SAUNDERS before me on this 30th day of December, 1994.

Linda Mooneyhan
Notary Public of and for
The State of Texas

My Commission Expires: 3-11-98

Linda Mooneyhan
Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged by MAURY EDWARD STAGGS and wife, HELEN MARIE ROSENKRANSSTAGGS before me on this _____ day of _____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires: _____

Printed Name of Notary Public _____

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5303 Summit Lodge
Katy, Texas 77449

F.H. Hawkins

1409 Oxford
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Mary A. Hawkins

Timothy D. Hinkle

1802 Mayfield
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Dayton, Texas 77535

Dana M. Tate

Kit M. Tompkins

c/o Pacific Minerals
1800 St. James Place
Suite 310
Houston, Texas 77056
Lot 46

Elizabeth A. Tompkins

Bernard A. Tower
Bernard A. Tower

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged by SAMUEL CASEY TATE and wife DANA M. TATE before me on this _____ day of _____, 1994.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged by KIT M. TOMPKINS and wife ELIZABETH A. TOMPKINS before me on this _____ day of _____, 1994.

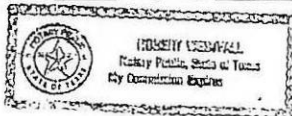
Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF HARRIS §

This document was acknowledged by BERNARD A. TOWER before me on this 19th day of October, 1994.



My Commission Expires:
5-21-98

Robert Westfall
Notary Public of and for
The State of Texas

Robert Westfall
Printed Name of Notary Public

VOL 1302 PAGE 052

155 Aspen Street
Lancaster, Texas 75134

Kenneth Ward

Marilyn Ward

1940 Holcomb
Dallas, Texas 75217

Thomas L. Ward

M. Jeanie Ward

4429 Hanover
Dallas, Texas 75225
Lot 53

James A. Williams

Sarah Mabry Williams

6130 Lakeshore Drive
Dallas, Texas 75214

Wieslaw D. Wlodarski

Margaret P. Wlodarski

9312 Stone Bridge Drive
College Station, Texas
77708

Roger Q. Wynn

STATE OF TEXAS §
COUNTY OF DALLAS §

This document was acknowledged before me by J.G. Jackson,
Managing Partner of JACKSON LAKE PROPERTIES JOINT VENTURE, on this
____ day of _____, 1994 on behalf of said joint venture.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

Vol 1302 Page 053

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged by KENNETH WARD and wife
MARILYN WARD before me on this _____ day of _____,
1994.

Notary Public of and for
The State of Texas

My Commission Expires: _____

Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF _____ §

This document was acknowledged by THOMAS L. WARD and wife, M.
JEANIE WARD before me on this _____ day of _____,
1994.

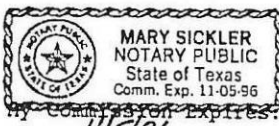
Notary Public of and for
The State of Texas

My Commission Expires: _____

Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF Dallas §

This document was acknowledged by JAMES A. WILLIAMS and wife,
SARAH MABRY WILLIAMS before me on this 24 day of January,
19945.



Mary Sickler
Notary Public of and for
The State of Texas

MARY SICKLER
Printed Name of Notary Public

155 Aspen Street
Lancaster, Texas 75134

Kenneth Ward

Marilyn Ward

1940 Holcomb
Dallas, Texas 75217

Thomas L. Ward

M. Jeanie Ward

4429 Hanover
Dallas, Texas 75225

James A. Williams

Sarah Mabry Williams

6130 Lakeshore Drive
Dallas, Texas 75214

Wieslaw D. Wlodarski

Margaret P. Wlodarski

9312 Stone Bridge Drive
College Station, Texas
77708

Roger Q. Wynn

Lot 33
STATE OF TEXAS §
COUNTY OF DALLAS §

This document was acknowledged before me by J.G. Jackson,
Managing Partner of JACKSON LAKE PROPERTIES JOINT VENTURE, on this
____ day of _____, 1994 on behalf of said joint venture.

Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF §

VOL 1302 PAGE 055

This document was acknowledged by WIESLAW D. WLODARSKI and MARGARET P. WLODARSKI before me on this ____ day of _____, 1994.

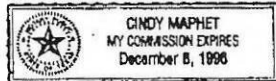
Notary Public of and for
The State of Texas

My Commission Expires:

Printed Name of Notary Public

STATE OF TEXAS §
COUNTY OF BRAZOS §

This document was acknowledged by ROGER Q. WYNN before me on this 24TH day of OCTOBER, 1994.



My Commission Expires:
12-8-98

Cindy Maphet
Notary Public of and for
The State of Texas

CINDY MAPHET
Printed Name of Notary Public

VAL 1302 PAGE 056

EXHIBIT A

To Amendment to Covenants & Deed Restrictions
for
Chambers Point Subdivision, Phase I

Lots in Phase I of Chambers Point Subdivision as shown by the plat thereof
duly recorded in Volume 6, Page 217, of the Plat Records, Navarro County,
Texas.

Lot Number

1-14, 16, 18-24, 28-29, 33, 37-38, 40-43, 46-48, 50-53, 55-58, 60-66, 68, 70,
72, 74-82

EXHIBIT B
TO AMENDMENT TO COVENANTS &
DEED RESTRICTIONS FOR CHAMBERS POINT SUBDIVISION

1302 057

CHAMBERS POINT, PHASE I
Vacant Lot

NAVARRO COUNTY

Lot 12 in Phase I of Chambers Point Subdivision as shown by the plat thereof duly recorded in Volume 6, Page 217, of the Plat Records, Navarro County, Texas.

CHAMBERS POINT, PHASE II
BOAT DOCK AND RAMP

ELIJAH POWERS SURVEY
ABSTRACT 633

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Elijah Powers Survey Abstract 633, Navarro County, Texas, and being all of the Boat Launch Area of Chambers Point, Phase II, a subdivision on Richland-Chambers Reservoir as shown of record in Volume 6, Page 271 of the Plat Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at the original southwest corner of the above mentioned Boat Launch tract and an angle corner of Lot B15 on the west line of a cul-de-sac curve on Chambers Point Drive;

THENCE N 44°30'52"W 91.41 feet to a point for corner located on the elevation 315 contour of Richland-Chambers Reservoir;

THENCE along said contour N 17°07'49"W 44.56 feet, N 46°58'20"E 11.32 feet, S 68°59'57"E 24.77 feet and N 54°35'06"E 23.21 feet to a point for corner;

THENCE S 44°30'52"E 115.80 feet to a point for corner located on the north line of said Chambers Point Drive for the beginning of a curve to the left;

THENCE with said curve having a Delta Angle of 82°31'00" a Radius of 50.00 feet, a Chord of S 65°12'16"W 65.95 feet for a Length of 72.01 feet to the place of beginning and containing 0.166 acre of land.

EXHIBIT C
Consent Form

VOL 1302 PAGE 058

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

Know all men by these presents that _____, the owner of Lot _____ of Chambers Point Subdivision, Phase I, as filed in Volume 6, Page 217 of the Official Plat Records of Navarro County, Texas, does hereby acknowledge and declare his/her/their/its consent to the Amendment to Covenant & Deed Restrictions for Chambers Point Subdivision, Phase I, Amendment dated October 7, 1994 and hereby subjects such Lot to the terms and conditions of the Amendment.

Executed this _____ day of _____, 19__.

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 19__.

Notary Public in and for the
State of Texas

Printed Name of Notary Public

Commission Expires:

THE STATE OF TEXAS }
County of Navarro



I, JAMES F. DOOLEN, Clerk of the County Court in and for Navarro County, Texas, do hereby certify that this Instrument was FILED AND RECORDED at 11³⁰ o'Clock AM 2-9 1995, in volume 1302 page 33 of the Records of Navarro County.

James F. Doolen
County Clerk, Navarro County, Texas