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DEED

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SUPPLEMENTAL DECLARATION OF RESTRICTIONS,
COVENANTS AND EASEMENTS FOR WATERBROOK WEST,
A Subdivision in Fort Bend County, Texas

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS, THAT
COUNTY OF FORT BEND §

WHEREAS, on the 6th day of September, 1979, Waterbrook, Inc., a Texas corporation ("Waterbrook"), as Declarant, caused to be filed for record the Declaration of Restrictions, Covenants and Easements for Waterbrook West, a Subdivision in Fort Bend County, Texas ("Declaration"), which declaration was recorded in Volume 859, Page 456 of the Deed Records of Fort Bend County, Texas;

WHEREAS, the conveyances of lots within Waterbrook West described in Exhibit "A" have been made by Waterbrook;

WHEREAS, the owners of the conveyed lots described in Exhibit "A" are the only record owners (apart from Declarant) of fee simple title to any lots in the subdivision (collectively called "Owners"); and

WHEREAS, the Owners and Waterbrook, as Declarant, desire to amend the Declaration and modify the provisions contained therein and intend for this Supplemental Declaration to accomplish such modifications:

NOW, THEREFORE, the Owners and Waterbrook, as Declarant, do hereby amend the Declaration as follows:

1. Article 5 is amended to read in its entirety:

1. All construction and development in Waterbrook West shall be subject to the approval of the Architectural Control Committee ("Committee"). No construction of buildings or exterior additions or alterations to any buildings situated upon the property nor construction of or changes or additions in fences (including but not limited to cyclone fences), hedges, walls and other structures (including but not limited to water wells and septic tank systems) shall be commenced, erected or maintained until the plans and specifications showing the nature, kind,

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shape, height, materials and location of the same shall have been submitted to and approved in writing as to the harmony of external design, appearance and location in relation to surrounding structures by the Committee. Without modification or limitation of the foregoing, it is expressly understood that water wells and septic tanks located on the property shall comply with all relevant governmental regulations, that the said water wells and septic tanks shall be located on the property so as not to interfere with the proper operation of water wells and septic tanks located elsewhere on the property. In the event the Committee, or its designated representatives, fails to approve or disapprove such plans within thirty (30) days after said plans have been submitted to it, approval shall not be required and this paragraph shall be deemed to have been fully complied with. Neither the members of such Committee nor its designated representatives shall be entitled to compensation for services performed pursuant to this paragraph. The members of such Committee need not be owners of any of the property.

2. The Committee shall have full power and authority to reject any plans and specifications that do not comply with the restrictions herein imposed or meet its minimum construction requirements or architectural design requirements or that might not be compatible, in the sole discretion of the Committee, with the design or overall character of the property.

3. A lot owner shall have one (1) year from the date of approval of said construction and development is given by the Committee to complete said construction and development. This shall include, but not be limited to, the completion of the construction of a residence on the property owned by the lot owner. Failure to complete construction and development within said one (1) year period shall constitute a default under this Declaration and shall entitle Declarant to any and all remedies provided for herein.

4. The original members of the Committee are William R. Senior and Denise Senior and they shall serve for a period of one (1) year. At the end of each one (1) year period, Declarant, its successors and assigns, shall designate the members of the Committee for the succeeding one (1) year period and the members of the Committee may vary.

II. Waterbrook, Inc., being the present holder of the first mortgage liens covering the lots owned by the Owners joins in the execution of this Supplemental Declaration for the purpose of evidencing its consent thereto.

IN WITNESS WHEREOF, the undersigned, being the Declarant, the Lienholder and the Owners have executed the Supplemental Declaration, effective as of the 3 day of ~~April~~ ^{MAY}, 1981.

WATERBROOK, INC.

By William R. Senior
William R. Senior, President

- DECLARANT -

Kenneth R. Belteau
KENNETH BELTEAU

Sharon Belteau
SHARON BELTEAU

Fred M. Davilla
FREDERICK DAVILLA

Yvonne Davilla
YVONNE DAVILLA

Thomas F. Fontenot
THOMAS FONTENOT

Linda Fontenot
LINDA FONTENOT

Richard Hawkins
RICHARD HAWKINS

Marsha Hawkins
MARSHA HAWKINS

James R. Hughes
JAMES HUGHES

Karen Hughes
KAREN HUGHES

Reese Holiday Hughes
REESE HOLIDAY HUGHES

Denny W. Jennings
DENNY W. JENNINGS

Randall D. Johnson
RANDALL D. JOHNSON

Jan O. Johnson
JAN O. JOHNSON

Donald R. Jones
DONALD R. JONES

Ozella K. Jones
OZELLA K. JONES

James B. Jones
JAMES B. JONES

Sharon L. Jones
SHARON L. JONES

Frederick Lowe
FREDERICK LOWE

Cynthia Lowe
CYNTHIA LOWE

Gary William Lowry
GARY WILLIAM LOWRY

Robin C. Lowry
ROBIN C. LOWRY

Ronald F. McCormick
RONALD F. MCCORMICK

Ruth F. McCormick
RUTH F. MCCORMICK

Larry S. Perry
LARRY S. PERRY

DEED
no. 971 sub 448

Debrah K. Perry
DEBRAH K. PERRY

D. W. Richert
DAVID W. RICHERT

Carolyn W. Richert
CAROLYN W. RICHERT

Weldon Sheard
WELDON SHEARD

Joanne M. Sheard
JOANNE M. SHEARD

K. Rajnath Segal
RAJNATH SEGAL

Dawn Segal
DAWN SEGAL

DANIEL SKARIAH

Achamma Daniel
ACHAMMA DANIEL

C. Abraham Varuchese
C. ABRAHAM VARUCHESE

Saramma Varuchese
SARAMMA VARUCHESE

James R. Cherner
JAMES R. CHERNER

Kevin E. Courtney
KEVIN E. COURTNEY

Julie C. Courtney
JULIE C. COURTNEY

- OWNERS -

AGREE AND CONSENT:
WATERBROOK, INC.

By *William R. Senior*
William R. Senior, President

- LIENHOLDER -

Plus 16 pages of signatures
and Notary Public seals

DEED
no. 971 sub 465

23. Lot 9, Block 4, Waterbrook West conveyed to Kevin E. Courtney and wife, Julie C. Courtney by deed dated April 24, 1981, recorded in the Office of the County Clerk of Fort Bend County, Texas.

FILED FOR RECORD
JUN 15 1981

Paul Elliott
COUNTY CLERK, FORT BEND COUNTY, TEX.

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STATE OF TEXAS
COUNTY OF FORT BEND
I, Notary Public for the State of Texas, do hereby certify that this instrument was filed on this date and the date of filing by me and was duly recorded in the volume and page of the records of Fort Bend County, Texas as stamped herein by me on



JUN 16 1981

Paul Elliott
County Clerk, Fort Bend Co., Tex.

*Waterbrook Inc.
P.O. Box 390
Houston, Texas 77045*