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Amended

AMENDMENT TO RESIDENTIAL RESTRICTIONS
CLEAR LAKE CITY, CORE B, SECTION ONE

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This Amendment to Residential Restrictions is made and executed the 7th day of February, 1986, by Claudia Parr, as President and Linda Jackson, Secretary of the Clear Lake City Community Association, Inc. for the purpose of amending the Residential Restrictions applicable to Clear Lake City, Core B, Section One, which restrictions are recorded in the Deed Records of Harris County, Texas in Volume 6738, Page 310 through 316, Film Code No. 071-39-1155 through 071-39-1161.

33.95

WHEREAS, the Owners of lots in Clear Lake City, Core B, Section One are empowered by the above-referenced residential Restrictions to amend said restrictions by approval of a majority of the owners of lots in said section; and

WHEREAS, the Owners of fifty-one percent (51%) of the lots in said section have voted to amend the Residential Restrictions as evidenced by their signatures, attached hereto as Exhibit "A";

WHEREAS, the President and Secretary hereby certify that the following amendments have been approved by over fifty-one percent (51%) of the owners of lots in Clear Lake City, Core B, Section One:

NOW THEREFORE, Part 1, Paragraph 2 of said Residential Restrictions shall read as follows:

"2. No building shall be erected, altered or permitted to remain on any lot other than one detached single-family residential dwelling not to exceed two (2) stories in height, and a private garage for not more than three (3) cars and bona fide servants quarters, which structure shall not exceed the main dwelling in height or number of stories.

"Provided however that Friendswood Development Company, or its assignee, Clear Lake City Community Association, Inc., at its sole discretion, is hereby permitted to approve the presence of one additional structure upon a lot in instances where in its judgment, such structure will benefit the lot owner and will not be a detriment to other lots in Clear Lake City, Core B, Section One. Such approvals must be granted in writing and when given will become a part of these restrictions."

Part 1, Paragraph 5 of said Residential Restrictions shall read as follows:

"5. No building shall be located on any lot nearer the front line or nearer to the street sideline than the minimum building setback line shown on the recorded plat. No building shall be located on any lot nearer than ten (10) feet to any side or rear street line. Subject to the provisions of Paragraph 6 no building shall be located nearer than five (5) feet to an interior lot line, except that a garage or other permitted accessory building located seventy (70) feet or more from the front lot line may be a minimum distance of three (3) feet from an interior lot line. For the purpose of this covenant, eaves, steps and unroofed terraces shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of the construction on a lot to encroach upon another lot.

"No garage located closer than sixty (60) feet to the front property line shall face and open at less than a ninety (90) degree angle to the front property line.

"Garages (or carports) on corner lots may optionally open directly towards, and have driveway entrances from, the side streets, except that no garage shall face and open at less than a ninety (90) degree angle to the side street unless the garage on the following lots are at least the following distances from the side street property lines:

Lot 23, Block 1	40' from Diana Lane
Lots 16, 17 and 46 Block 2	40' from Diana Lane
Lot 1, Block 3	30' from Laurel Valley Road
Lots 12 and 13 Block 3	40' from Diana Lane
Lot 23, Block 3	40' from Baymeadow Drive
Lot 17, Block 4	40' from Diana Lane

"No portion of any building or structure erected on lots adjacent to or bordering on the golf course shall be closer than twenty-five (25) feet to the boundary line of such golf course.

"Friendswood Development Company or its assignee, Clear Lake City Community Association, Inc., at its sole discretion, is hereby permitted to approve deviations in these restrictions on location of improvements upon the lot in instances where, in its judgment, such deviation will result in a more beneficial common use. Such approvals must be granted in writing and when given, will become a part of these restrictions."

Nothing herein is intended to alter, modify or amend the Residential Restrictions of Clear Lake City, Core B, Section One recorded in the Deed Records of Harris County, Texas, in Volume 6738, at Pages 310 through 316, Film Code No. 071-39-1155 through 071-39-1161, except as specifically provided hereinabove.

IN WITNESS WHEREOF, the President and Secretary of the Association have caused this Amendment to Residential Restrictions to be executed the day and year first above written.

CLEAR LAKE CITY COMMUNITY ASSOCIATION INC.

By Claudia Parr
Claudia Parr, President

ATTEST:

Linda Jackson
Linda Jackson, Secretary

THE STATE OF TEXAS §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 7th day of February, 1986, by CLAUDIA PARR, President, and LINDA JACKSON, Secretary of CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC., a Texas corporation, on behalf of said corporation.

Peggy Galyeon
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
PEGGY GALYEAN
Notary Public - State of Texas
My Commission Expires 11-3-89.

(Print or Stamp Name of Notary)

RETURN TO:
Gregg, Jones & Mieszkuc
17044 El Camino Real
Houston, Texas 77058

FILED FOR RECORD
8:30 A.M.

FEB 20 1986

Janita Rodenhauer
County Clerk, Harris County, Texas

UNOFFICIAL COPY

(78)
2/02

BLK	LOT	ADDRESS	PRINT NAME	SIGNATURE
1	1	15203 Diana Lane	E. E. LIEBHARSKY	E.E. Liebharisky
1	2	15207 Diana Lane	Norman L. Newton	Norman L. Newton
1	3	15211 Diana Lane	William J. DALOT	William J. Dalot
1	4	15215 Diana Lane	GEORGE T. TURNER	George T. Turner
1	5	15219 Diana Lane	Ruth F. Rosser	Ruth F. Rosser
1	6	15303 Diana Lane	ANTHONY F. SMITH	Anthony F. Smith
1	7	15307 Diana Lane	EARL W. HANSEN	Earl W. Hansen
1	8	15311 Diana Lane	DAVID H. WARD	David H. Ward
1	9	15315 Diana Lane	Robert S. Harris, Jr	Robert S. Harris, Jr
1	10	15319 Diana Lane	C. SCHULTZ	C. Schultz
1	11	15323 Diana Lane		
1	12	15403 Diana Lane	Laurinda Muse	Laurinda Muse
1	13	15407 Diana Lane		
1	14	15411 Diana Lane		
1	15	15415 Diana Lane	Ruth C. Bickert	Ruth C. Bickert
1	16	15419 Diana Lane	Freeman Douglas	Freeman Douglas
1	17	15423 Diana Lane	JILL SIMONS	Jill Simons
1	18	15503 Diana Lane		
1	19	15507 Diana Lane		
1	20	15511 Diana Lane	Orrel Hück	Orrel Hück
1	21	15515 Diana Lane		
1	22	15519 Diana Lane	Margaret R. Baird	MARGARET R. BAIRD
1	23	1203 El Dorado Blvd		
1	24	1207 El Dorado Blvd	Steve & Linda Cepach	Linda P. Cepach
1	25	1211 El Dorado Blvd	Joan Farmer	Joan Farmer
1	26	1215 El Dorado Blvd	CLAUDIA DAN DeROUIN	Claudia De Rouin
1	27	1219 El Dorado Blvd	NORMAN G. FOSTER	Norman G. Foster
2	1	1002 Montour Drive	H. C. FLINN JR.	Harvey C. Flinn Jr.
2	2	1006 Montour Drive	Marlene Horace	Marlene Horace
2	3	1010 Montour Drive	WILLIAM TAPP	William Tapp
2	4	1018 Montour Drive	L.D. Sanders	L.D. Sanders
2	5	1022 Montour Drive	O. W. Campbell	O.W. Campbell
2	6	1026 Montour Drive	W.A. RUIB	W.A. Ruib
2	7	1030 Montour Drive	R M WALKER	R. M. Walker
2	8	1034 Montour Drive		
2	9	1102 Montour Drive		
2	10	1106 Montour Drive		
2	11	1110 Montour Drive	D. C. PARKHILL	D.C. Parkhill
2	12	1114 Montour Drive	Sylvia Jessup	Sylvia Jessup

BLK	LOT	ADDRESS	PRINT NAME	SIGNATURE
2	13	1118 Montour Drive	Mildred L. Andrews	Mildred Andrews
2	14	1122 Montour Drive		
2	15	1126 Montour Drive		
2	16	1130 Montour Drive		
2	17	1131 Laurel Valley R	Patricia L. Jacobs	Patricia Jacobs
2	18	1127 Laurel Valley R		
2	19	1123 Laurel Valley R		
2	20	1119 Laurel Valley R	J. G. KING	J. G. King
2	21	1115 Laurel Valley R	D. COHEN	D. Cohen
2	22	1111 Laurel Valley R	B. K. RICHARD	B. K. Richard
2	23	1107 Laurel Valley R		
2	24	1103 Laurel Valley R		
2	25	1023 Laurel Valley R		
2	26	1019 Laurel Valley R		
2	27	1015 Laurel Valley R	Phillip P. Holland	Phillip P. Holland
2	28	1011 Laurel Valley R		
2	29	1007 Laurel Valley R	BILLIE J. GRAVES	B. J. Graves
2	30	1003 Laurel Valley R		
2	31	1002 Bay Meadow Dr	JOHN C. KANON	John C. Kannon
2	32	1006 Bay Meadow Dr	Shi	
2	33	1010 Bay Meadow Dr	Shirley H. Bradbeer	Shirley H. Bradbeer
2	34	1014 Bay Meadow Dr	Willard L. Custer	Willard L. Custer
2	35	1018 Bay Meadow Dr	Thomas G. Cowden	Thomas G. Cowden
2	36	1022 Bay Meadow Dr	BLAN CLAVES	Blanche Claves
2	37	1026 Bay Meadow Dr	MAX HORAC	Max Horac
2	38	1030 Bay Meadow Dr	Phil Davis	Phil Davis
2	39	1102 Bay Meadow Dr		
2	40	1106 Bay Meadow Dr	JIM BOWEN	James Bowen
2	41	1110 Bay Meadow Dr		
2	42	1114 Bay Meadow Dr		
2	43	1118 Bay Meadow Dr		
2	44	1122 Bay Meadow Dr		
2	45	1126 Bay Meadow Dr	Jean Carl	Jean Carl
2	46	1130 Bay Meadow Dr		
2	47	15322 Diana Lane		
2	48	15402 Diana Lane	Judy Olender	Judy Olender
2	49	15406 Diana Lane	JAMES M. WILSON	James M. Wilson
2	50	15410 Diana Lane		
2	51	15414 Diana Lane		

1800

BLK	LOT	ADDRESS	PRINT NAME	SIGNATURE
2	52	15418 Diana Lane		
2	53	15422 Diana Lane		
2	54	15426 Diana Lane	CARL J. MARTIN	Carl J. Martin
2	55	15502 Diana Lane	SUE BRADY	Sue Brady
2	56	15506 Diana Lane	Joseph J. Karas	Joseph J. Karas
2	57	15510 Diana Lane	Virginia Agee	Virginia Agee
2	58	15514 Diana Lane	SUE SCHREITER	Sue Schreiter
2	59	15518 Diana Lane	S. A. MORTH	S. A. Morth
2	60	15522 Diana Lane		
2	61	15526 Diana Lane		
3	1	1010 Laurel Valley R	Willie B. Colburn III	Willie B. Colburn III
3	2	1014 Laurel Valley R		
3	3	1018 Laurel Valley R		
3	4	1022 Laurel Valley R	DAVID L. EICHLATT	David Eichblatt
3	5	1102 Laurel Valley R	Thomas Hoffman	Thomas Hoffman
3	6	1110 Laurel Valley R		
3	7	1114 Laurel Valley R	Gordon W. Nichols	Gordon W. Nichols
3	8	1118 Laurel Valley R		
3	9	1122 Laurel Valley R		
3	10	1126 Laurel Valley R	Joyce A. Keeton	Joyce A. Keeton
3	11	1130 Laurel Valley R		
3	12	1134 Laurel Valley R		
3	13	1127 Bay Meadow Dr		
3	14	1123 Bay Meadow Dr		
3	15	1119 Bay Meadow Dr	Lynne Christ	Lynne Christ
3	16	1115 Bay Meadow Dr	STEPHEN M. ANDRICH	Stephen M. Andrich
3	17	1111 Bay Meadow Dr		
3	18	1107 Bay Meadow Dr		
3	19	1103 Bay Meadow Dr	Carol Gans	Carol Gans
3	20	1031 Bay Meadow Dr		
3	21	1027 Bay Meadow Dr		
3	22	1023 Bay Meadow Dr	Eileen G. Musgrove	Eileen G. Musgrove
3	23	1019 Bay Meadow Dr	Leon A. Shelton	Leon A. Shelton
4	1	1003 Montour Drive	Dean E. Cook	Dean E. Cook
4	2	1007 Montour Drive		
4	3	1011 Montour Drive	Dan Strickhouser	Dan Strickhouser
4	4	1015 Montour Drive	JANE McCLURE	Jane McClure
4	5	1019 Montour Drive	Jay Troll	Jay Troll
4	6	1023 Montour Drive		

BLK	LOT	ADDRESS	PRINT NAME	SIGNATURE
4	7	1027 Montour Drive	A.A. Robel	Dequise A. Robel
4	8	1031 Montour Drive		
4	9	1035 Montour Drive	Barbara Cannon	Barbara Cannon
4	10	1103 Montour Drive	Marcelle Walbrecher	Marcelle Walbrecher
4	11	1107 Montour Drive	Charlotte Hartley	Charlotte Hartley
4	12	1111 Montour Drive	SHARON RICCA	Sharon Ricca
4	13	1115 Montour Drive	James A. Freeman	James A. Freeman
4	14	1119 Montour Drive	SAMUEL T. SMITH	Samuel T. Smith
4	15	1123 Montour Drive	RALPH J. MURPHY	Ralph J. Murphy
4	16	1127 Montour Drive	JANICE H. RUSSELL	Janice H. Russell
4	17	1131 Montour Drive		

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 on

FEB 20 1986



Quita Roddebaum
COUNTY CLERK,
HARRIS COUNTY, TEXAS