

**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, 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.

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 such private garage for not more than three (3) cars and bona fide servant's 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 to 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 purposes 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 deviations 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.

ATTEST:

Linda Jackson, Secretary

By _____
Claudia Parr, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

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

OAKBROOK WEST SECTION TWO