

512-16-1693

*Amend*

CERTIFICATE  
OF  
AMENDMENT TO THE RESTRICTIONS  
FOR  
BELLAIRE WEST, SECTION EIGHT (8)

63/11/77 2003443 15678

*1/28/75*

S356792

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

WHEREAS, Restrictions, Covenants and Conditions were filed of record on December 12, 1968 under Volume 7440, Page 463, et. seq., of the Deed Records of Harris County, Texas, subjecting the following real property to the provisions thereof;

- Lots One (1) through Thirteen (13), Block One (1);
- Lots One (1) through Fifteen (15), Block Two (2);
- Lots One (1) through Thirty-Eight (38), Block Three (3);
- Lots One (1) through Twenty-Six (26), Block Four (4);
- Lots One (1) through Thirteen (13), Block Five (5);
- Lots One (1) through Twenty-Six (26), Block Six (6);
- Lots One (1) through Twenty-Six (26), Block Seven (7);
- Lots One (1) through Twenty-Six (26), Block Eight (8);
- Lots One (1) through Twenty-Six (26), Block Nine (9);
- Lots One (1) through Eleven (11), Block Ten (10);
- Lots One (1) through Twenty-Six (26), Block Eleven (11);
- Lots One (1) through Twenty-Six (26), Block Twelve (12);
- Lots One (1) through Twenty-Four (24), Block Thirteen (13);
- Lots One (1) through Twenty-Six (26), Block Fourteen (14);
- Lots One (1) through Twenty-Six (26), Block Fifteen (15);
- Lots One (1) through Thirteen (13), Block Sixteen (16);

*38175*

All in Bellaire West, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 155, Page 62, of the Map Records of Harris County, Texas.

and

WHEREAS, the Restrictions, Covenants and Conditions provide that they may be amended by an instrument signed by a majority of the then owners of the lots and recorded in the Real Property Records of Harris County, Texas; and

WHEREAS, a majority of the owners of lots in Bellaire West, Section Eight (8), have agreed to amend the Restrictions, Covenants, and Conditions, as evidenced by the written consents attached hereto;

Doc#38125

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

A CERTIFIED COPY

ATTEST: MAR 2 9 1969  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

*[Signature]*  
Deputy

512-16-1694

176)

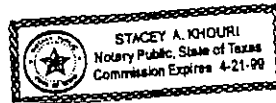
NOW, THEREFORE, the undersigned, being the Treasurer and authorized representative of Bellaire West Community Improvements Association, ("the Association"), does hereby certify that the following signature pages constitute the written consent of not less than a majority of the lot owners in Bellaire West, Section Eight (8), to amend the Restrictions, Covenants and Conditions for the purpose of increasing the maximum annual assessment payable to the Association to One Hundred Twenty and no/100 Dollars (\$120.00).

Arden Smith  
Arden Smith

BEFORE ME, a notary public, on this day personally appeared ARDEN SMITH, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he executed this instrument for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this 4<sup>th</sup> day of March, 1997.

Stacey A. Khouri  
Notary Public in and for the State of Texas



Return to:  
BUTLER A. HANLEY, P.C.  
Attorneys at Law  
6718 Westheimer, Suite 1500  
Houston, Texas 77057

Dec/38125

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

A CERTIFIED COPY

ATTEST: MAR 20 1998  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

Deputy Deputy

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THE STATE OF TEXAS |  
COUNTY OF HARRIS |

REC: RECORDS  
Vol 7440 p. 453

WHEREAS, CRC-CROSE, INTERNATIONAL, INC., a Texas corporation is the owner of all of the following described property, joined herein by JUANITA MAXINE MODGLIN, Individually and as Independent Executris of the Estate of Carl F. Modglin, Deceased, and AIC DEVELOPMENT CORPORATION, lienholder of the following described property situated in Harris County, Texas, to-wit:

100-27-2036

1050  
1/2

PAID  
HARRIS COUNTY CLERK

1999 DEC 13 PM 1 34

Lots One (1) through Thirteen (13), both inclusive, Block One (1); Lots One (1) through Fifteen (15), both inclusive, Block Two (2); Lots One (1) through Thirty-Eight (38), both inclusive, Block Three (3); Lots One (1) through Twenty-Six (26), both inclusive, Block Four (4); Lots One (1) through Thirteen (13), both inclusive, Block Five (5); Lots One (1) through Twenty-Six (26), both inclusive, Block Six (6); Lots One (1) through Twenty-Six (26), both inclusive, Block Seven (7); Lots One (1) through Twenty-Six (26), both inclusive, Block Eight (8); Lots One (1) through Twenty-Six (26), both inclusive, Block Nine (9); Lots One (1) through Eleven (11), both inclusive, Block Ten (10); Lots One (1) through Twenty-Six (26), both inclusive, Block Eleven (11); Lots One (1) through Twenty-Six (26), both inclusive, Block Twelve (12); Lots One (1) through Twenty-Four (24), both inclusive, Block Thirteen (13); Lots One (1) through Twenty-Six (26), both inclusive, Block Fourteen (14); Lots One (1) through Twenty-Six (26), both inclusive, Block Fifteen (15); and Lots One (1) through Thirteen (13), both inclusive, Block Sixteen (16), all in Bellaire West, Section Eight (8), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded at Volume 151, Page 123, Map Records of Harris County, Texas.

WHEREAS, it is the desire of said owners to establish a uniform plan for the development, improvement and sale of said property, and to insure the preservation of such uniform plan for the benefit of both the present and the future owners of lots in said subdivision.

NOW, THEREFORE, the above mentioned owners and lienholders of all the above described property do hereby adopt, establish and impose the following reservations, restrictions, covenants and conditions upon said property, which shall constitute covenants running with the title of the land and shall inure to the benefit of said parties, their respective successors and assigns, and to each and every purchaser of lands in said addition and their assigns, and any one of said beneficiaries shall have the right to enforce the restrictions using whatever legal method.

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A CERTIFIED COPY

ATTEST **MAR 26 1999**  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

*Debra L. Lopez* Deputy

100-27-2037

1. Land Use and Building Type. All lots shall be known and described as lots for residential purposes only (hereinafter sometimes referred to as "residential lots"); and no structure shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single-family dwelling not to exceed one and one-half stories in height and a detached garage for not less than 2 or more than 4 cars. As used herein the term "residential purposes" shall be construed to prohibit the use of said property for duplex houses, garage apartments or apartment houses; and no lot shall be used for business or professional purposes of any kind, nor for any commercial or manufacturing purpose. No building of any kind or character shall ever be moved onto any lot within said subdivision, it being the intention that only new construction shall be placed and erected thereon.

2. Architectural Control. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plot plan showing the locations of the structure have been approved by the Architectural Control Committee hereinafter established as to quality of workmanship and materials, harmony of external design with existing structures, as to location with respect to topography and finished grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to the street than the minimum building set back lines as shown on the recorded plat.

3. Dwelling Size. The ground floor area of the main residential structure, exclusive of open porches and garages, shall not be less than 1,400 square feet for a one-story dwelling, nor less than 950 square feet for a one and one-half story dwelling with at least 500 square feet in the upper floor area.

4. Type of Construction, Materials and Landscaping.

(a) No residence shall have less than 51% or equivalent masonry construction on its exterior wall area, except that detached garages may have wood siding of a type and design approved by the Architectural Control Committee.

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A CERTIFIED COPY

MAR 26 1993

ATTEST:  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

*Robert L. Long* Deputy

100-27-2038

(b) No roof of any building shall be constructed or covered with any material except wood shingles without the written approval of the Architectural Control Committee.

(c) A concrete sidewalk 4 feet wide will be constructed adjacent to and abutting the curb at the street along the entire front of all lots; in addition thereto, 4 foot wide sidewalks will be constructed adjacent to the curb along the entire side of all corner lots, and the plans for each residential building on each of said lots shall include plans and specifications for such sidewalk and same shall be constructed and completed before the main residence is occupied.

(d) No window or wall type air conditioners shall be permitted to be used, erected, placed or maintained on or in any building in any part of Bellaire West Section Eight.

(e) Each kitchen in each dwelling or living quarters situated on any lot above described shall be equipped with a garbage disposal unit, which garbage disposal unit shall at all times, be kept in a serviceable condition.

(f) No landscaping shall be done in the front of any dwelling in Bellaire West, Section 8 until the landscape layout and plans shall have first been approved by the Architectural Control Committee. Each dwelling shall have a tree of the size and type specified by the Architectural Control Committee, such tree to be planted in the parkway area on the front of the lot at the time the dwelling is being completed and before occupancy.

5. Building Location. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. No building shall be located nearer than five (5) feet to any interior lot line, except that a garage or other permitted accessory building located sixty-five (65) feet or more from the front lot line may be located within three (3) feet of an interior lot line, provided, however,

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A CERTIFIED COPY

ATTEST: **MAR 26 1999**  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

*Dolores Lopez*  
DOLORIS LOPEZ Deputy

100-27-2039

the foregoing minimum side yard provision to the contrary notwithstanding, in no event shall the sum of the side yard dimensions on any lot (except in the case of a garage or other permitted accessory building set back 60 feet as above provided) be less than fifteen per cent (15%) of the width of the lot, measured (to the nearest foot) along the front set back line shown on the recorded plat. No main residence building nor any part thereof shall be located on any interior lot nearer than fifteen (15) feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building; provided, however, that this shall not be construed to permit any portion of a building on any lot to encroach upon another lot. For the purposes of these restrictions, the front of each lot shall coincide with and be the property line having the smallest or shortest dimension abutting a street. Each main residence building will face the front of the lot.

6. Minimum Lot Area. No lot shall be resubdivided, nor shall any building be erected or placed on any lot having area of less than 6,600 square feet; provided, however, that nothing herein contained shall be construed to prohibit the resubdivision of any lot or lots within said subdivision if such resubdivision increases the minimum lot area aforesaid of all building plot affected thereby, it being the intention of this restriction that no building plot within said subdivision shall contain less than the aforesaid minimum area.

7. Easements. Easement for the installation and maintenance of utilities, drainage facilities, road, streets and pipeline easements heretofore granted are reserved as shown on the recorded plat. No utility company water district or other authorized entity or political subdivision using the easements herein referred to shall be liable for any damage done by them or their assigns, agents, employees or servants, to shrubbery, trees or flowers or other property of the owner situated on the land covered by said easements.

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A CERTIFIED COPY  
MAR 29 1933

ATTEST:  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

*Arthur L. Spring*

Deputy

100-27-2040

8. Annoyance or Nuisances. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance to the neighborhood.

9. Temporary Structures. No structure of a temporary character, whether trailer, basement, tent, shack, garage, barn or other outbuilding shall be maintained or used on any lot at any time as a residence, or for any other purpose, either temporarily or permanently. No truck, trailer, automobile or other vehicle will be stored, parked or kept on any lot or in the street in front of the lot unless such vehicle is in day to day use off the premises and such parking is only temporary, from day to day; provided however, that nothing herein contained shall be construed to prohibit the storage of an unused vehicle in the garage permitted on any lot covered hereby.

10. Signs and Bill Boards. No signs, billboards, posters or advertising devices of any character shall be erected on any lot or plot except one sign of not more than ten square feet advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period. The right is reserved by CRC-CROSE INTERNATIONAL, INC., to construct and maintain such signs, billboards or advertising devices as is customary in connection with the general sale of property in this subdivision.

11. Oil and Mining Operations. No oil drilling or development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

12. Storage and Disposal of Garbage and Refuse. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste materials shall not be kept except in sanitary covers or lids. All incinerators or other equipment for the storage or disposal of such waste materials shall be kept in clean and sanitary condition. Provided

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A CERTIFIED COPY

ATTES MAR 2 1999  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

Debra S. Lopez  
Deputy

100-27-2041

further, that no lot shall be used for the open storage of any materials whatsoever which storage is visible from the street, except that new building materials used in the construction of improvements erected upon any lot may be placed upon such lot at the time construction is commenced and may be maintained thereon for a reasonable time, so long as the construction progresses without undue delay, until the completion of the improvements, after which these materials shall either be removed from the lot or stored in a suitable enclosure on the lot.

Maintenance Charge

1. Each lot in Bellaire West Section Eight is hereby subjected to an annual maintenance charge and assessment not to exceed \$3.00 per month or \$36.00 per annum, for the purpose of creating a fund to be designated and known as the "maintenance fund", which maintenance charge and assessment will be paid by the owner or owners of each lot within Bellaire West Section Eight to Bellaire West Community Improvement Association in advance quarterly installments, commencing July 1, 1968. The rate at which each lot will be assessed will be determined annually, and may be adjusted from year to year by Bellaire West Community Improvement Association as the needs of the subdivision may in the judgment of that association require provided that such assessment will be uniform and in no event will such assessment or charge exceed \$3.00 per lot per month, or \$36.00 per lot per year. The present owners of the property hereinabove described and their successors and assigns agree to pay their and each of their proper proportion of said assessment for all lots in Bellaire West Section Eight which are fully developed and saleable building sites. Bellaire West Community Improvement Association shall use the proceeds of said maintenance fund for the use and benefit of all residents of Bellaire West, Section Eight as well as all subsequent sections of Bellaire West, provided, however that each future section of Bellaire West to be entitled to the benefit of this Maintenance Fund, must

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A CERTIFIED COPY

MAR 26 1993

ATTEST:  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

*[Handwritten Signature]*

Deputy



100-27-2042

be impressed with and subjected to the annual maintenance charge and assessment on a uniform, per lot basis, equivalent to the maintenance charge and assessment imposed hereby, and further made subject to the jurisdiction of Bellaire West Community Improvement Association; such uses and benefits to be provided by said Association shall include by way of clarification and not limitation, any and all of the following: constructing and maintaining parks, parkways, rights-of-way, easements, esplanades and other public areas, collecting and disposing of garbage, ashes, rubbish and the like; payment of all legal and other expenses incurred in connection with the enforcement of all recorded charges and assessments, covenants, restrictions, and conditions affecting said property to which the maintenance fund applies, payment of all reasonable and necessary expenses in connection with the collection and administration of the maintenance charge and assessment, employing police-ment and watchmen, caring for vacant lots and doing any other thing or things necessary or desirable in the opinion of the Bellaire west Community Improvement Association to keep the property in the subdivision neat and in good order, or which is considered of general benefit to the owners or occupants of the property, it being understood that the judgment of Bellaire West Community Improvement Association in the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

2. To secure the payment of the maintenance fund established hereby and to be levied on individual residential lots above described, there shall be reserved in each Deed by which the Owner (grantor herein) shall convey such properties, or any part thereof, the Vendor's Lien for benefit of the above mentioned property owners association, said lien to be enforce-able through appropriate proceedings at law by such beneficiary; provided, however, that each such lien shall be specifically made secondary, subor-dinate and inferior to all liens, present and future, given, granted and created by or at the instance and request of the owner of any such lot to secure the payment of monies advanced or to be advanced on account of the

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A CERTIFIED COPY

ATTEST: **MAR 26 1999**  
 BEVERLY B. KAUFMAN, County Clerk  
 Harris County, Texas

*Debra S. Lopez*  
 \_\_\_\_\_  
 DEBRA S. LOPEZ

Deputy

100-27-2043

purchase price and/or the improvement of any sucl. lot, and further provided that as a condition precedent to any proceeding to enforce such lien upon any lot upon which there is an outstanding valid and subsisting first mortgage lien, said beneficiary shall give the holder of such first mortgage lien sixty (60) days written notice of such proposed action, such notice, which shall be sent to the nearest office of such first mortgage holder by prepaid U. S. Registered Mail, to contain the statement of the delinquent maintenance charges upon which the proposed action is based. Upon the request of any such first mortgage lien holder, said beneficiary shall acknowledge in writing its obligation to give the foregoing notice with respect to the particular property covered by such first mortgage lien to the holder thereof.

3. The above maintenance charge and assessment will remain effective for the full term (and extended term, if applicable) of the within covenants.

General Provisions

1. Term. These covenants are to run with the land and shall be binding upon all of the parties and all the persons claiming under them for a period of forty (40) years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property, situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

2. Severability. Invalidation of any one of these covenants by judgment or other court order shall in no-wise effect any of the other provisions which shall remain in full force and effect.

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A CERTIFIED COPY


ATTEST: **MAR 26 1999**  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

*[Signature]* Deputy

100-27-2044

IN TESTIMONY OF WHICH, the undersigned have executed or caused these presents to be executed by and through its duly authorized President and Secretary, executing same in his own behalf and for the purposes aforesaid, this 19 day of Nov, A. D., 1968.

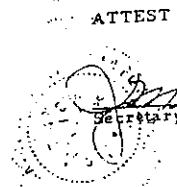
ATTEST:

 [Signature]  
Secretary

CRC-CROSE INTERNATIONAL, INC. *72*

Carey Crutcher  
President

ATTEST

 [Signature]  
Secretary

AIC REALTY CORPORATION

Carey Crutcher  
Vice President

ATTEST

JUANITA MAXINE MODGLIN, Individually and as Independent Executrix of the Estate of Carl Modglin, Deceased

Juanita Maxine Modglin  
Juanita Maxine Modglin

THE STATE OF TEXAS |  
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared [Signature] Crutcher, known to me to be the person whose name is subscribed to the foregoing instrument, as President of CRC-CROSE INTERNATIONAL, INC., and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19 day of November, A. D., 1968.



[Signature]  
EVELYN COMELON  
Notary Public in and for Harris County, Texas  
My Commission Expires June 1, 1963

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A CERTIFIED COPY

ATTEST: **MAR 23 1999**  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

[Signature]  
Deputy