

**AMENDMENT TO THE REVISED AND AMENDED DECLARATION OF
RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS FOR
HUNTWICK CIVIC ASSOCIATION, INC.**

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

PREAMBLE

WHEREAS, Reservations, Restrictions and Covenants applicable to the property in Huntwick Subdivision, **Sections One through Ten** inclusive, are currently recorded in the Official Public Records of Harris County, Texas, at the following locations: SECTION ONE: Volume 7519, Page 236; Clerk’s File No. D587109 Film Code Ref. No. 144-24-1601; Clerk’s File No. D591394, Film Code Ref. No. 144-29-2307; Clerk’s File No. G337750, Film Code Ref. No. 145-84-0346; Clerk’s File No. N657039, Film Code Ref. No. 021-44-1725; SECTION TWO: Volume 8264, Page 435; Clerk’s File No. N657039, Film Code Ref. No. 021-44-1725; SECTION THREE: Clerk’s File No. N657039, Film Code Ref. No. 021-44-1725; SECTION FOUR: Clerk’s File No. D527167, Film Code Ref. No. 140-33-0673; Clerk’s File No. N657039, Film Code No. 021-44-1725; SECTION FIVE: Clerk’s File No. F646295, Film Code No. 198-05-2261; Clerk’s File No. N657039, Film Code No. 021-44-1725; SECTION SIX: Clerk’s File No. H335940, Film Code Ref. No. 007-88-1108; Clerk’s File No. N657039, Film Code No. 021-44-1725; SECTION SEVEN: Clerk’s File No. D527166, Film Code Ref. No. 140-33-0663; Clerk’s File No. N657039, Film Code Ref. No. 021-44-1725; SECTION EIGHT: Clerk’s File No. D948203, Film Code Ref. No. 166-21-0558; Clerk’s File No. N657039, Film Code Ref. No. 021-44-1725; SECTION NINE: Clerk’s File No. E402487, Film Code Ref. No. 118-15-1586; Clerk’s File No. N657039, Film Code No. 021-44-1725; and SECTION TEN: E921627, Film Code Ref. No. 151-01-2337; Clerk’s File No. N657039, Film Code Ref. No. 021-44-1725; and

WHEREAS, REVISED AND AMENDED DECLARATION OF RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS FOR HUNTWICK FOREST SUBDIVISION, (“Revised and Amended Declaration”) applicable to the property in Huntwick Subdivision, **Sections One through Ten** inclusive, are currently recorded in the Official Public Records of Harris County, Texas, at the following locations:

- SECTION ONE: Clerk’s File No. X386593, Film Code Ref. No. 581-72-0521;
- SECTION TWO & THREE: Clerk’s File No. X508971, Film Code Ref. No. 583-91-1778;
- SECTION FOUR & SEVEN: Clerk’s File No. X603716, Film Code Ref. No. 585-85-0965;
- SECTION SIX & EIGHT: Clerk’s File No. X635413, Film Code Ref. No. 586-45-2118;
- SECTION FIVE, NINE, and TEN: Clerk’s File No. X731506, Film Code Ref. No. 588-35-0345; and

WHEREAS, FIRST SUPPLEMENT TO REVISED AND AMENDED DECLARATION OF RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS FOR HUNTWICK FOREST SUBDIVISION, applicable to the property in Huntwick Subdivision, **Sections One through Ten** inclusive, is currently recorded in the Official Public Records of Harris County, Texas, under Clerk’s File No. Z106083, Film Code Ref. No. RP 018-12-2910; and

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WHEREAS, maps or plats of the property in Huntwick Forest Subdivision are recorded in the Harris County Map and Plat records at Vol. 155, Page 101 and Vol. 159, Page 17; Section II, Vol. 170, Page 78; Section III, Vol. 170, Page 78; Section IV, Vol. 188, Page 68; Section V, Vol. 265, Page 16; Section VI, Vol. 295, Page 63; Section VII, Vol. 188, Page 63; Section VIII, Vol. 203, Page 59; Section IX, Vol. 220, Page 59; Section X, Vol. 226, Page 32; and

WHEREAS, this Amendment to the Revised and Amended Declaration was provided to the Owners in accordance with the By-laws of the Association and approved by a two-thirds (2/3) affirmative vote of the membership voting in person, by absentee ballot or by proxy at an annual or special meeting on February 21, 2018, duly called for such purpose; and

WHEREAS, the Owners desire to amend the Revised and Amended Declaration, and have this amendment become applicable when the Revised and Amended Declaration is applicable; and

WHEREAS, this Amendment to the Revised and Amended Declaration has been properly executed by the President of the Association, and recorded in the Harris County Real Property Records,

NOW, THEREFORE, the Declarations for the Huntwick Civic Association, Inc., are hereby amended as follows:

1. Article Seven, Section 1. "Residential Use" is hereby amended to be fully replaced and to read as follows:

"Section 1. **"RESIDENTIAL USE"** No Owner shall occupy or use his Lot or building thereon or permit the same or any part thereof to be occupied or used for any purpose other than as a private single family residence. The term "single family" shall mean and refer to the familial relationship and only to those individuals within the third degree of consanguinity or within the second degree of affinity as defined by Texas Government Code 573.001-573.025, as amended. In addition, the character or structure of such residence shall not be used for transient use, for duplex houses, garage apartments or apartment houses, and no Lot shall be used or occupied for any business, commercial trade or professional purposes except as herein specifically provided in Article Seven, Section 19."

2. Article Eight, Section 3: "Leases" is hereby amended to be fully replaced and to read as follows:

"Section 3. **"LEASES"** The Association shall require that all leases of any house must (i) be in writing and (ii) provide that such leases specifically are subject to the provisions of the Revised and Amended Declaration, the Articles of Incorporation, and the By-Laws of the Association and that any failure of the lessee to comply with the terms of these documents shall be a default under such lease. Additionally, each Owner shall furnish his tenant(s) with a current copy of these Deed Restrictions on or before the effective date of the lease. The leasing, rental, or license of any Lot, portion of any Lot, or building situated thereon, for a period of less than thirty (30) days is prohibited."

Nothing herein is intended to alter, modify or amend the Revised and Amended Declaration, except as specifically provided hereinabove.

This Amendment to the Revised and Amended Declaration is hereby ratified and confirmed and shall have the same force and effect as if the provisions herein were set forth in the original Reservations, Restrictions and Covenants, and Revised and Amended Declaration, applicable to the Properties. This Amendment to the Revised and Amended Declaration shall become effective upon being filed in the Real Property Records of Harris County, Texas.

WITNESS WHEREOF, this instrument has been executed by the President of Huntwick Civic Association, Inc. as of the 8th day of March, 2018.

HUNTWICK CIVIC ASSOCIATION, INC.

BY: Joel Moore
President
Joel Moore
Signature

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Joel Moore, President of Huntwick Civic Association, Inc., a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and he **acknowledged** to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of March, 2018.

Donna Cooper
Notary Public in and for the State of Texas

After recording, return to:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, TX 77058
Attn: CA/SC



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RP-2018-103221
Pages 4
03/12/2018 02:40 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

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RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE 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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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