

**ADDITIONAL DEDICATORY INSTRUMENT
for
THE HUNTWICK CIVIC ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Chris J. Archambault who, being by me first duly sworn, states on oath the following:


My name is Chris J. Archambault I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **THE HUNTWICK CIVIC ASSOCIATION, INC.** Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

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

DATED this 15th day of April, 2020.

**THE HUNTWICK CIVIC
ASSOCIATION, INC.**

BY :  _____

Chris J. Archambault Attorney/Agent
(Printed Name)

RP-2020-163291

THE STATE OF TEXAS

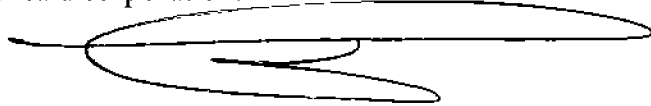
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COUNTY OF HARRIS

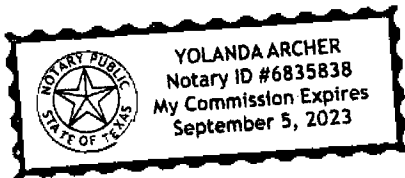
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THIS INSTRUMENT was acknowledged before me on this the 15th day of April, 2020 by the said Chris J. Archambault, Attorney/Agent for The Huntwick Civic Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



After Recording Return To:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: CJA/dw

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**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, AMENDMENT TO THE REVISED AND AMENDED DECLARATION OF RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS FOR HUNTWICK FOREST SUBDIVISION, (“First Amendment”) 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. 20090505728; and

WHEREAS, AMENDMENT TO THE REVISED AND AMENDED DECLARATION OF RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS FOR HUNTWICK CIVIC ASSOCIATION, INC., (“Second Amendment”) 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. 2018103221; and

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 (“Third Amendment”) 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 or by proxy at an annual or special meeting on February 19, 2020 duly called for such purpose; and

WHEREAS, the Owners desire to amend the Revised and Amended Declaration, and have this amendment become 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 Revised and Amended Declaration for the Huntwick Civic Association, Inc., is hereby amended as follows:

1. Article One, Section 9, “Reserve Fund” is hereby added:

“Section 9. “Reserve Fund” shall mean and refer to the current and future balance of funds in the Association’s Reserve Account which is to be maintained by the Association through its Board of Directors.”

2. Article Four, Section 12, “Reserve Fund Spending Cap” is hereby added:

“(A) Subject to the exceptions in Article Four, Section 12(B), the Association’s Board of Directors may only authorize the expenditure of funds from the Reserve Fund, by obtaining the approval of least two-thirds (2/3) of the Members present at a meeting, either in person or by proxy or absentee ballot, called in accordance with the Association’s Bylaws for such purpose.

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(B) Exceptions: The Association's Board of Directors, by a majority vote, may authorize the annual expenditure of monies from the Reserve Fund in an amount:


- (1) not to exceed five percent (5%) of the total expense amount of the most recently approved Association annual budget; or
- (2) to protect the property of the Association in case of a natural emergency."

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

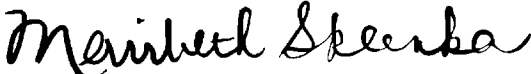
This Amendment to the Revised and Amended Declaration is hereby ratified and confirmed and shall have the same force and effect as if the provisions herein were set forth in the original Reservations, Restrictions, and Covenants, and Revised and Amended Declaration, applicable to the Properties. This 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 15th day of April, 2020.

HUNTWICK CIVIC ASSOCIATION, INC.

BY: Brad J. Aiken
President

Signature

WITNESSED:

By: Maribeth Sklenka
Secretary

Signature

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

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Pages 6
04/16/2020 08:27 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$34.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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