

K101112

MODIFICATION OF RESTRICTIONS
OF INWOOD WEST, SECTION ONE, A
RECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS

019-77-1995

STATE OF TEXAS : 07/09/85 00149204 K101112 \$ 13.00
COUNTY OF HARRIS :

WHEREAS, by instrument dated the 5th day of August, 1977, recorded under Film Code Nos. 172-05-1534 through 172-05-1552 of the Deed Records of Harris County, Texas, T.M.C. Funding, Inc., a Texas corporation, and Austin Northwest Development Company, a Texas corporation, created a uniform plan of restrictions and covenants governing the improvement, development and sale of property in Inwood West, Section One, a duly recorded subdivision in Harris County, Texas, more particularly described as follows:

All that certain tract or parcel of land described as INWOOD WEST, SECTION ONE REPLAT, a Subdivision of a 106.311 acre tract of land out of the J. Doswell Survey, Abstract 230, Harris County, Texas, said Subdivision containing 409 Lots in 12 Blocks; the map or plat of said Subdivision being recorded in Volume 254, Page 81, of the Map Records of Harris County, Texas, reference to which is hereby made for all purposes;

which instrument is entitled Declaration of Covenants and Restrictions, Inwood West, Section One Replat, and

WHEREAS, the original declaration above-described was effective to make said covenants and restrictions binding on all such persons and all persons claiming under them for an original period of forty (40) years from the date said covenants were recorded, and which shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by the then record owners of a majority of the residential lots has been recorded agreeing to change said covenants in whole or in part; and

WHEREAS, the undersigned, constituting a majority of all the property owners within said Inwood West, Section One of this date are desirous of changing some of the covenants, conditions and restrictions covering the above-described Inwood West, Section One.

019-77-1996

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being a majority of the property owners of all lots in Inwood West, Section One, and each property owner having recorded title to the property as shown below his signature hereon, each join herein, in consideration of the advantages to be derived by all owners of said lots in said addition and in accordance with the amendment powers granted by the original restrictions of said subdivision, and without amending or affecting in any way the originally granted power to the majority of the property owners to change the instrument dated August 5, 1977, recorded under Film Code No. 172-05-1534 through 172-05-1552 of the Deed Records of Harris County, Texas, mutually agree that said restrictions shall be amended by changing the text of the Declaration of Covenants and Restrictions as described hereinabove as follows:

1. The original provision on Page 2, Definitions, which reads:

"Association" shall mean and refer to the Inwood West Homeowners Associations, Inc., a Texas non-profit corporation, and to any non-profit corporation which succeeds to all or substantially all of its assets by any merger, consolidation, or conveyance of assets.

is hereby amended to read as follows:

"Association" shall mean and refer to the Inwood West Community Improvement Association, Inc., a Texas non-profit corporation, and to any non-profit corporation which succeeds to all or substantially all of its assets by any merger, consolidation, or conveyance of assets. Any reference herein to the Inwood West Homeowners Association, Inc. shall mean and refer to the Inwood West Community Improvement Association, Inc.

2. The original provision "a" on Pages 2 and 3, Use of Land, which reads:

(a) All lots shall be used for single family residence purposes only, and no business, professional, or commercial use shall be made of any of said lots, even though such business, professional, or commercial use be subordinate to use of the premises as a residence. No structure other than one single family residence and its outbuilding shall be constructed, placed on, or permitted to remain on any lot in this subdivision.

is hereby amended to read as follows:

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- (a) All lots shall be used for single family residence purposes only, and no business, professional, or commercial use shall be made of any of said lots, even though such business, professional, or commercial use be subordinate to use of the premises as a residence, save and except Lots 19 and 20, Block 6 Inwood West, Section One Replat, which may be used for recreational purposes or in furtherance of recreational purposes (specifically including but not limited to use as a parking lot) by the association. No structure other than one single family residence and its outbuildings shall be constructed, placed on, or permitted to remain on any lot in this subdivision, save and except the above-referenced two lots, upon which recreational structures are permitted.
3. The original provision "b" on Page 3, Use of Land, which reads:

- (b) No sign of any kind shall be displayed to the public view on any residential lot except one sign of not more than five square feet, advertising the property for sale, except signs used by a builder to advertise the property during the construction and sales period.

is hereby amended to read as follows:

- (b) No sign of any kind shall be displayed to the public view on any residential lot except one sign of not more than five square feet, advertising the property for sale and signs placed by the association for informational or recreational purposes.
4. The original provision "g" on Pages 11 and 12, Miscellaneous Restriction, which reads:
- (g) Notwithstanding any provisions herein to the contrary, the owners of all residences located upon Lots One (1) through twenty-six (26) and lots thirty-nine (39), and forty (40), and forty-seven (47) through forty-nine (49), and fifty-one (51) through fifty-five (55), Block Twelve (12); and Lots four (4) and five (5), Block Fourteen (14) within the Subdivision shall be and hereby are precluded from erecting fences upon such lots insofar as such fences would intrude or cross that certain pipeline easement owned by Amoco Pipeline Company as located and modified by instrument filed under Volume 1198, Page 117, Deed Records of Harris County, reference here being made to said easement for a more complete description of the real property being

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subject thereto the restriction as set forth to be in effect for only so long as the land subject to said pipeline easement is used for such purposes.

is hereby amended to delete said restriction in its entirety.

5. The original provision on Page 14, Inwood West Homeowners Association, Inc., which reads:

Class "A": Class A members shall be all owners with the exception of the developer and shall be entitled to one vote for each lot owned.

is hereby amended to read as follows:

Class "A": Class A members shall be all owners and shall be entitled to one vote for each lot owned.

6. The original provision "a" on Page 16, Additions to Existing Property, which reads:

(a)[Line 15] Provided, however, that upon the submission and approval by FHA/VA of a general plan of the entire Inwood West development and approval of each stage of development, the foregoing requirement will not apply and such additional stages of development, may be annexed by the developer without such approval by the membership.

is hereby amended to read as follows:

(a)[Line 15] Provided, however, that upon the submission and approval by FHA/VA of a general plan of the entire Inwood West development and approval of each stage of development, the foregoing requirement will still apply and such additional states of development may be annexed by the developer but subject to approval by the membership.

The above listed changes, alterations, amendments and deletions, together with the newly enacted covenants and restrictions hereinabove listed are hereby placed against all of the subject property above-described henceforth.

Said above-mentioned instrument of restrictions and covenants is hereby in all other things ratified and confirmed and unaltered. The amended provisions herein set out shall be binding and run with the land for the same term specified in said original instrument dated August 5, 1977, and enforceable in the same manner.

CERTIFICATION

019-77-1999

The undersigned President and Secretary of Inwood West Community Improvement Association do hereby certify that such amendments to the Declaration of Covenants and Restrictions, Inwood West, Section One Replat have been approved by the vote or written consent of a majority of all the property owners within Inwood West, Section One.

SIGNED this 6 day of June, 1985.

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Terry T. Ward
President

Laura D. Lawrence
Secretary

THE STATE OF TEXAS:
COUNTY OF HARRIS :

BEFORE ME, the undersigned authority, a Notary Public in Harris County, Texas, on this day personally appeared Terry T. Ward, the President of Inwood West Community Improvement Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of the said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 6 day of June, 1985.

Vinette Slatten
Notary Public in and for Harris County, Texas.
Name Printed: Vinette L. Slatten
My commission expires: 3/9/88

VINETTE SLATTEN
Notary Public, State of Texas
My Commission Expires 3-9-88

019-77-2000

THE STATE OF TEXAS:
COUNTY OF HARRIS :

BEFORE ME, the undersigned authority, a Notary Public in Harris County, Texas, on this day personally appeared Laura Ortwerth, the Secretary of Inwood West Community Improvement Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of the said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 3 day of June, 1985.



Vinette Slatten
Notary Public in and for Harris County, Texas.
Name Printed: Vinette L. Slatten
My commission expires: 3/9/88
VINETTE SLATTEN
Notary Public, State of Texas
My Commission Expires 3-9-88

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

JUL 9 1985



Quita Leake
County Clerk, Harris County, Texas

Quita Leake
COUNTY CLERK
HARRIS COUNTY TEXAS
JUL 9 11 04 AM '85
FILED

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

019-77-2001

**CERTIFICATE OF LEGALITY AND AUTHENTICITY
FOR MICROFILM RECORDS**

**OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
DIVISION: REAL PROPERTY - RECORDS DEPARTMENT
HARRIS COUNTY, TEXAS**

012-11-1203

012-11-210

019-77-2002

FILM TITLE PAGE FOR
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
DIVISION: REAL PROPERTY – RECORDS DEPARTMENT
HARRIS COUNTY, TEXAS