

AMENDED RESTRICTIONS FOR
POINT LOOKOUT ESTATES SUBDIVISION
SAN JACINTO COUNTY, TEXAS

THE STATE OF TEXAS *
COUNTY OF SAN JACINTO * KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, EARL DUNGAN, L. C. HOLDER and A. HALLA, JR. (hereinafter called "Developer"), are the record developers of a subdivision known and designated as POINT LOOKOUT ESTATES SUBDIVISION (hereinafter called "Subdivision"), in San Jacinto County, Texas, as shown in the maps or plats of said subdivision, recorded in the Deed Records of San Jacinto County, Texas, at Volume 87, Page 11, reference to which is hereby made for all purposes; and

WHEREAS, said developer, at Volume 87, Page 12, et seq. Deed Records of San Jacinto County, Texas, has previously filed its "Restrictions" (hereinafter called "Restrictions"), applicable to Point Lookout Estates Subdivision, Section One, reference to which is hereby made for all purposes; and

WHEREAS, said developer amended the Deed Restrictions by that certain Amended Subdivision Restrictions, filed of record at Volume 87, Page 330, et seq. Deed Records, San Jacinto County, Texas, applicable to Point Lookout Estates Subdivision, Section One; and

WHEREAS, said developer, at Volume 98, Page 238, et seq. Deed Records of San Jacinto County, Texas, filed its "Restrictions", applicable to Point Lookout Estates Subdivision, Annex One to Section One; and

WHEREAS, on March 7, 1973 Articles of Incorporation for Point Lookout Owner's Association, Inc (the "Association"), were filed with the Secretary of the State of Texas and a Charter was issued on the same date; and

WHEREAS, said original restrictions reserves the right to the owners of the lots in the Subdivision, by the filing of an instrument signed by fifty (50%) percent of the then owners of the lots of said Subdivision, to amend said Restrictions;

NOW, THEREFORE, the duly elected and qualified Board of Directors for Point Lookout Owner's Association, Inc. hereby adopt the Restrictions applicable to Point Lookout Estates Subdivision Section One and Annex to Section One, subject to ratification and approval by a majority of the current owners of the property in the Subdivision, to be as follows:

1. No lots shall be used except for single-family RESIDENTIAL PURPOSES. The term "residential purposes" as used herein shall be held and construed to exclude hospitals, clinics, nursing homes, duplex houses, apartment houses, boarding houses, hotels and all other commercial uses as all such uses of said property are hereby expressly prohibited. Rental or lease of the lot and the residence thereon for any period of time less than 90 days shall be prohibited. Any rental or lease shall provide, in writing, that the renter or lessee has received a copy of the Deed Restrictions and agrees to be bound by same and comply with all Deed Restrictions. Rental or lease of the lot and residence shall not relieve the property owner from compliance with these Deed Restrictions.

The Deed Restrictions are further amended by deletion of Deed Restriction No. 17 of the Restrictions filed at Volume 87, Page 12, Amended Subdivision Restrictions filed at Volume 87, Page 330, and Deed Restriction No. 18 of the Restrictions to Point Lookout Estates Subdivision, Annex One to Section One, filed at Volume 98, Page 238, which read:

17. None of said lots shall ever be sold or demised to, acquired, held, or occupied by any persons except of the Caucasian Race, provided that the restriction against occupancy shall not be applied to non-Caucasian bona fide servants.

EXECUTED by the Board of Directors of Point Lookout Owner's Association, Inc., on the dates set forth by the respective acknowledgements, subject to the filing of a written instrument reflecting approval by at least a majority of the property owners, pursuant to the Deed Restrictions referenced above.

These Amended Restrictions shall be effective as of the date of filing of this document.

SIGNED this 1st day of July, 1998.

(Signed)
AUBREY COVINGTON

(Signed)
RUSSELL SNYDER

(Signed)
CHUCK HENDRICKS

(Signed)
COY WILCOX

(Signed)
BARBARA KOYM

(Signed)
CLINT HOLSTIEN

(Signed)
BOB MARSH