

AMEND
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**FIRST AMENDMENT TO
GUIDELINES FOR NEW HOME CONSTRUCTION AND
MODIFICATIONS TO HOME AND PROPERTY FOR THE
RESERVE AT SPRING LAKES**

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

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Reserve at Spring Lake, Section One dated June 25, 2012, recorded in the office of the County Clerk of Harris County, Texas, under Clerk's File Number 20120290634 (as supplemented and amended from time to time, the "Declaration") subjects The Reserve at Spring Lakes subdivision, a subdivision in Harris County, Texas, to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration; and

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WHEREAS, pursuant to Article VII, Section 4 of the Declaration, the Board of Directors (the "Board") of The Reserve at Spring Lake Homeowners Association, Inc., a Texas non-profit corporation (the "Association") did adopt those certain Guidelines for New Home Construction and Modifications to Home and Property for The Reserve At Spring Lakes, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20120488771 (the "Guidelines"); and

WHEREAS, pursuant to Article VII, Section 6 of the Declaration, the Board desires to amend the Guidelines as described herein below.

WHEREAS, Article III, Section 7 of the By-Laws of the Association provides that at all meetings of the Board, a majority of the number of directors shall constitute a quorum for the transaction of business; and

WHEREAS, the Board held a meeting on October 15, 2015, at which a majority of the directors were present and duly passed the amendment to the Guidelines described herein below.

NOW, THEREFORE, the undersigned, being the President of the Association, does hereby certify that at a duly constituted meeting of the Board held on October 15, 2015, at least a majority of the directors of the Board were present and duly adopted the amendment to the Guidelines set forth below.

ER 075-67-0528

Article II, Sections C and D of the Guidelines are amended to read as follows:

C. Living Area Requirements

The total living area for residents constructed on Lots in the Reserve at Spring Lake, Section One, excluding porches and garages, shall not be less than 3,250 square feet for one story homes, and not less than 3,750 square feet for two story homes with no less than 2,700 square feet on the first floor. The total living area for residents constructed on Lots in the Reserve at Spring Lake, Section Two, excluding porches and garages, shall not be less than 3,000 square feet for one story homes, and not less than 3,500 square feet for two story homes with no less than 2,500 square feet on the first floor.

D. Width of Façade/Massing of Structures

Because this is an acreage Lot community, it is the intent of these guidelines to have a width of the house as wide as possible so as to have a very spacious look from the front. Therefore, no residence shall be less than sixty-five (65) feet in width including the garage (whether attached or detached) and any wing walls the architecture may utilize. Any breezeway and/or porte-cochere between the home and garage do not count toward this minimum dimension.

EXECUTED this 28 day of October, 2015.

THE RESERVE AT SPRING LAKE HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit corporation

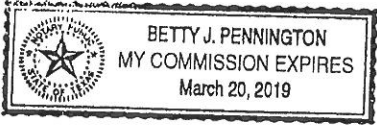
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By: Robert M. Allen
Robert M. Allen, President

ER 075-67-0529

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 28th day of October, 2015, by Robert M. Allen, President of The Reserve at Spring Lake Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said entity.



Betty J. Pennington

NOTARY PUBLIC, State of Texas

WHEN RECORDED, RETURN TO:

Mark K. Knop
Hoover Slovacek, LLP
5051 Westheimer, Suite 1200
Houston, Texas 77056
HS File No. 122649-01

ER 075-67-0530

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

ER 075-67-0531