

AMENDMENT TO
THE RESTRICTIONS OF SHADY OAKS ESTATES, SECTION 2

STATE OF TEXAS

COUNTY OF FORT BEND

WHEREAS, various covenants, conditions and restrictions were imposed upon all of the Lots in Shady Oaks Estates, Section 2 by Restrictions - Shady Oaks Estates, Section 2, dated March 26, 1986, (the "Restrictions"), filed for record in the Official Records of Fort Bend County, Texas, under County Clerk's File Number 8615095 in Volume 1840, Page 554, et. seq.; and

WHEREAS, that certain Amendment to Restrictions was imposed upon all of the Lots in Shady Oaks Estates, Section 2, dated February 3, 1992, filed for record in the Official Records of Fort Bend County, Texas, under County Clerk's File Number 9210702 in Volume 2379, Page 383; and

WHEREAS, the Restrictions provide that the covenants and restrictions shall run with the land and shall be binding upon all owners of lots in Shady Oaks Estates, Section 2, and upon all owners and persons claiming under them for a period of twenty (20) years from the date of recording of the Restrictions, after which period the said covenants and restrictions shall automatically be extended for successive periods of ten (10) years each, unless by vote of the majority of the then record owners of the lots in Shady Oaks Estates, Section 2, on the voting basis set out in paragraph 24 of the Restrictions, vote to alter, rescind or modify the same in part or whole; and

WHEREAS, the Restrictions provide that the covenants and restrictions contained in the Restrictions may be altered, rescinded, modified or amended by a majority vote of the record owners of the lots in Shady Oaks Estates, Section 2, and said instrument altering, rescinding, modifying or amending said restrictions shall be filed for record in the Office of the County Clerk of Fort Bend County, Texas; and

WHEREAS, the undersigned, being the owners of at least fifty-one percent (51%) of the lots in Shady Oaks Estates, Section 2, as of February 18, 1996, desire to alter, modify and amend the Restrictions as set forth herein and voted at a meeting on February 18, 1996 to adopt, establish and impose

upon all lots in Shady Oaks Estates, Section 2, a residential development in Fort Bend County, Texas, the reservations, easements, restrictions, covenants and conditions, set forth herein;

NOW THEREFORE, the undersigned, being the owners of at least fifty-one percent (51%) of the lots in Shady Oaks Estates, Section 2, as of February 18, 1996, do hereby adopt, establish and impose upon all lots in Shady Oaks Estates, Section 2, a residential development in Fort Bend County, Texas, according to the map or plat thereof, recorded at Slide No. 823-B of the Map Records of Fort Bend County, Texas, the following reservations, easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the properties, which shall amend the Restrictions for Shady Oaks Estates, Section 2, and which shall run with the land and be binding upon all parties having or acquiring any right, title or interest in any of the subject properties and inure to the benefit of each owner thereof.

Paragraph 10 of the Restrictions is hereby deleted in its entirety and there is substituted therefor the following paragraph 10:

10. Any residence constructed on said property shall be new construction with the exception of used brick and other such decorative accessories as are customarily used by builders in the construction of new residences. Any one-story residence shall contain not less than 1900 square feet of living area, exclusive of porches, breezeways, patios and garages. Any two-story residence must contain not less than 2500 square feet of living area, exclusive of porches, breezeways, patios and garages, and must have a minimum of 1600 square feet on the ground floor and a minimum of 900 square feet on the second story. No residence or other structure shall be more than 35 feet in height. All residences must have at least a two-car garage, constructed simultaneously with the residence, which may be either attached to the residence or detached, but in either case must be of a design conforming to that of the residence.

The Restrictions for Shady Oaks Estates, Section 2, remain in full force and effect and unchanged except for the amendment specified herein.

Effective for all purposes as of February 18, 1996.

2-18-96
 DATE _____ LOT NO. 53
 OWNER SIGNATURE _____
 OWNER SIGNATURE _____
 ELENA CABRERA
 PRINTED NAME _____
 PRINTED NAME _____

2-18-96
 DATE _____ LOT NO. 54
 OWNER SIGNATURE _____
 OWNER SIGNATURE _____
 CHARLES R. ROSEBERRY
 PRINTED NAME _____
 PRINTED NAME _____

2/18/96
 DATE _____ LOT NO. 55
 OWNER SIGNATURE _____
 OWNER SIGNATURE _____
 Roy C. Mercer
 PRINTED NAME _____
 PRINTED NAME _____

2-21-96
 DATE _____ LOT NO. 56
 OWNER SIGNATURE _____
 OWNER SIGNATURE _____
 Ronald Borak
 PRINTED NAME _____
 PRINTED NAME _____

DATE _____ LOTS NO. 59, 60, 65
 OWNER SIGNATURE _____
 OWNER SIGNATURE _____
 PRINTED NAME _____
 PRINTED NAME _____

2-18-96
DATE

Douglas G. Krenek
OWNER SIGNATURE

Douglas G. Krenek
PRINTED NAME

2330 Pecan Wood Lane
LOT NO. 58

Ramona Krenek
OWNER SIGNATURE

Ramona Krenek
PRINTED NAME

2/18/96
DATE

TERRA Macha
OWNER SIGNATURE

TERRA Macha
PRINTED NAME

2319 Pecanwood Ln Rosenberg
LOT NO. 61

Donna R. Macha
OWNER SIGNATURE

DONNA R. Macha
PRINTED NAME

DATE

LOT NO. 62

OWNER SIGNATURE

OWNER SIGNATURE

PRINTED NAME

PRINTED NAME

2/18/96
DATE

Patsy Kubas
OWNER SIGNATURE

PATSY KUBES
PRINTED NAME

2/18/96
LOT NO. 63

Jerome Kubas
OWNER SIGNATURE

Jerome Kubas
PRINTED NAME

2/18/96
DATE

Harvey L. Kramer, Jr
OWNER SIGNATURE

Harvey L. Kramer, Jr
PRINTED NAME

2310 PECANWOOD
LOT NO. 64

Allene Kramer
OWNER SIGNATURE

Allene Kramer
PRINTED NAME

2/25/96

DATE

2210 Enchanted Oaks Ln

LOT NO. 57

David Cantu Sr.

OWNER SIGNATURE

Janie Cantu

OWNER SIGNATURE

David Cantu Sr

PRINTED NAME

Janie Cantu

PRINTED NAME

DATE

LOTS NO. 66, 67

OWNER SIGNATURE

OWNER SIGNATURE

PRINTED NAME

PRINTED NAME

DATE

LOT NO. 68

OWNER SIGNATURE

OWNER SIGNATURE

PRINTED NAME

PRINTED NAME

2-18-96
DATE

2-18-96
LOT NO. 69

Terry Wollgast
OWNER SIGNATURE

Kathy Wollgast
OWNER SIGNATURE

Terry Wollgast
PRINTED NAME

Kathy Wollgast
PRINTED NAME

THE STATE OF TEXAS *
*
COUNTY OF FORT BEND *

BEFORE ME, the undersigned notary public, on this day personally appeared,

Elena Cabrera

Jose Cabrera

Charles Roseberry

Roy Mercer

Wanda Mercer

Doug Krenek

Ramona Krenek

Terry Macha

Donna Macha

Patsy Kubes

Jerome Kubes

Harvey Kramer

Allene Kramer

Terry Wollgast

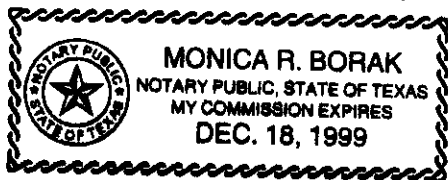
Kathy Wollgast

David Cantu (2-25-96)

Tanie Cantu (2-25-96)

known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that each executed the same for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of February 1996.



Monica R. Borak

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

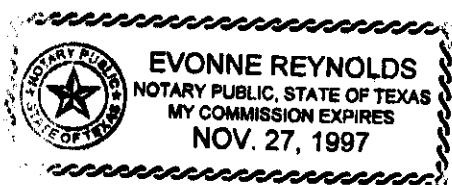
Monica R. Borak

Notary's Typed or Printed Name

My Commission Expires:

Dec. 18, 1999

BEFORE ME, the undersigned notary public, on this the 21 day of February, 1996, personally appeared Ronald Borak and Monica R. Borak.



Evonne Reynolds
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shady Oaks Estates, Sec II
Neighborhood Committee
2330 Pecan Wood Ln.
Rosenberg, Tx 77471-9674
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FILED AND RECORDED

3-5-96 10:07 A CT \$24.50 9613721

Dianne Wilson

Dianne Wilson - Co. Clerk
Fort Bend Co., TX

UNOFFICIAL'S DOCUMENT