

**SECOND AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
EDWARDS LANDING**

THE STATE OF TEXAS }
 }
COUNTY OF GALVESTON } KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, Bill E. King, as “Declarant” and owner of the land platted into that certain subdivision known as EDWARDS’ LANDING, an addition to the City of San Leon, Galveston County, Texas according to the map or plat thereof recorded in Volume 17, Page 119 of the Plat Records of Galveston County, Texas, (such addition also commonly described as “EDWARDS LANDING”) caused to be filed of record that certain “Declaration of Covenants, Conditions and Restrictions for Edwards’ Landing”, recorded within the office of the County Clerk, Galveston County Real Property Records, bearing County Clerk’s File No. 8409229, and Film Code No. 002-86-0655, et seq., (hereinafter “the Declaration”) which instrument established and imposed certain Covenants, Conditions and Restrictions upon the properties described therein;

WHEREAS, the Declaration was amended by that certain “Amendments to Declaration of Covenants, Conditions and Restrictions for Edwards Landing”, bearing County Clerk’s File No. 8430262;

WHEREAS, Article VI, Section 6 of the Declaration provides that said instrument may be amended in whole or in part by an instrument signed by the Owners of not less than sixty percent (60%) of the Lots within the Edwards Landing subdivision;

WHEREAS, it is the desire of the undersigned, being Owners representing not less than sixty percent (60%) of the Lots within said Edwards Landing subdivision, to amend the Declaration by execution of this Second Amendment, which Second Amendment shall control where inconsistent with such original Declaration.

NOW, THEREFORE, the undersigned, being those Owners of Lots representing not less than sixty percent (60%) of the Lots within Edwards Landing, hereby agree to amend the Declaration, and by these presents do hereby **AMEND** the said Declaration by adding the following provisions to Article II, Sections 6 and 7 of the Declaration, and by

execution of this Second Amendment do hereby covenant and agree that we, as well as our successors and assigns, and all parties holding title by, through and under same, shall hereafter have and hold title to the lands and premises hereinabove described, in all respects subject to provision stated below, which is added to Article II, Sections 6 and 7 of the Declaration:

The original provisions of Article II, Section 6 of the Declaration shall remain effective and in all respects unchanged.

The following provision is *added to the existing provisions* of Article II, Section 6:

Nothing herein shall be interpreted as preventing the Association's Board of Directors and/or Architectural Control Committee from granting variances with regard to the foregoing, as deemed necessary and appropriate by the Board of Directors and/or Architectural Control Committee, and otherwise approving such plans and specifications, whether such plans are for new construction, re-construction and/or modification of Waterfront Improvements, as are necessary in order to assure that each Owner may fully enjoy and utilize his/her Waterfront Improvements, be assured proper access to the canal, and be assured proper ingress and egress to and from any structure located on the canal or adjacent to any bulkhead.

The original provisions of Article II, Section 7 of the Declaration shall remain effective and in all respects unchanged.

The following provision is *added to the existing provisions* of Article II, Section 7:

Nothing herein shall be interpreted as preventing the Association from modifying the bulkheads, as deemed necessary and appropriate by the Board of Directors, and/or from allowing any Owner to make reasonable modifications to the bulkheads, provided that such Owner has obtained the express written authorization of the Association's Board of Directors. Such authorized modifications may include, but shall not be limited to, cutting, splitting, dividing, separating or detaching any part of the bulkhead. Should the Association grant authorization to any Owner to modify the bulkhead(s), such owner shall, by accepting such authorization, agree to accept full responsibility for all costs and expenses associated with such modification, as well as all damages of any nature which may be caused or otherwise associated with such modification.

IN WITNESS WHEREOF, the undersigned Lot Owners have executed this Second Amendment to Declaration of Covenants, Conditions and Restrictions for Edwards' Landing, on the date set forth and indicated next to their respective signatures(s), to be effective on the date this document is recorded in the office of the County Clerk, Galveston County, Texas.

ATTEST and CONSENT OF ASSOCIATION:

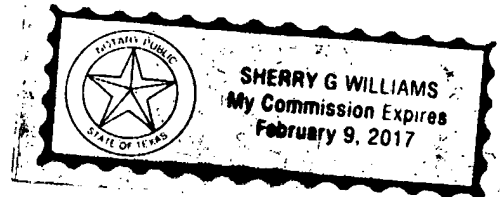
ASSOCIATION OF EDWARDS LANDING, INC.

BY: Eric Brewster
President

BEFORE ME, the undersigned authority, on this day personally appeared Eric Brewster, President of Association of Edwards Landing, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of MARCH, 2016.

Sherry G. Williams
NOTARY PUBLIC - STATE OF TEXAS



ACKNOWLEDGEMENT AND CONSENT

The undersigned acknowledges that he/she/they have reviewed the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Edwards Landing, and that he/she/they fully understand such amendment, and do hereby agree and consent to the adoption, approval and recording of the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Edwards' Landing, as indicated by the signature(s) below.

PROPERTY OWNER(S)

2223 AVE L LOT #5
Address

By: [Signature]
Printed Name: RALPH WEBB
Date: 03/14/16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1226 Island Drive
Address (Lot 45)

By: [Signature]
Printed Name: Belinda Rider
Date: 3/14/16

By: [Signature]
Printed Name: Keith Benton
Date: 3/14/16

PROPERTY OWNER(S)

222 AVE L LOT #7
Address

By: [Signature]
Printed Name: RALPH WEBB
Date: 03/14/16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1323 Edwards Drive
Address (Lot 20)

By: [Signature]
Printed Name: Bobby Gilmore
Date: 3-14-2016

By: [Signature]
Printed Name: Sheila Gilmore
Date: 3-14-2016

ACKNOWLEDGEMENT AND CONSENT

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PROPERTY OWNER(S)

1210 EDWARDS (10)
Address

By: [Signature]
Printed Name: ANDY BAKER
Date: 3-13-16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

104^{9A} ~~Baron~~ 1331 Edwards Dr. (22)
Address

By: [Signature]
Printed Name: JAMES A SCRUGGS
Date: 3-11-16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1303-23rd St. (33)
Address

By: [Signature]
Printed Name: Glenn Shields
Date: 3-13-16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1218 ISLAND PR. (43)
Address

By: [Signature]
Printed Name: GARY HILES
Date: 3-14-16

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

B 1223 23rd street (36)
Address SAN LEON TX 77539

1223 23rd street 37.
Address SAN LEON TX 77539

By: _____
Printed Name: Louis N Grantjes
Date: _____

By: _____
Printed Name: Louis N Grantjes
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

PROPERTY OWNER(S)

1319 23rd (29)
Address _____

1210 Island Drive (41)
Address _____

By: [Signature]
Printed Name: ERIC Brewster
Date: 3-14-2016

By: [Signature]
Printed Name: Matthew Wayne Oliver
Date: 3/17/16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

1219 ISLAND DR. (4)

Address

By: STEPHEN ELLIS
Printed Name: [Signature]
Date: 3/14/16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1231 13RD. ST. (34)

Address

By: D.W. FOWLER
Printed Name: [Signature]
Date: 3/14/16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1202 EDWARDS (8)

Address

By: Sherry Williams
Printed Name: SHERRY WILLIAMS
Date: 3/14/16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1323 23 ST (28)

Address

By: A E [Signature]
Printed Name: ALAN STAINER
Date: 3/18/16

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

1223 Island Dr. (46)
Address

By: Laura Krupala
Printed Name: Laura Krupala
Date: 3/15/2016

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1226 Edwards Ln. (14)
Address

By: Bobby Mitchell
Printed Name: Bobby Mitchell
Date: 3/15/16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S) (13)

1222 Edwards Dr
Address

By: Mary P. Dobson
Printed Name: Mary P. Dobson
Date: 3/17/2016

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S) (11)

1214 Edwards Drive
Address

By: Terri and Bob Fox
Printed Name: Terri and Bob Fox
Date: 3/19/16

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

1206 Island Drive (40)
Address

By: [Signature]
Printed Name: Thomas Lewis
Date: 3-26-2016

By: [Signature]
Printed Name: Jennifer Lewis
Date: 26-Mar-2016

PROPERTY OWNER(S)

2243 AVE L (2)
Address

By: [Signature]
Printed Name: Alan Walberg
Date: 3-26-16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

2239 AVE. L (3)
Address

By: [Signature]
Printed Name: Stephen Reynolds
Date: 03-26-2016

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1215 ISLAND DR. (40)
Address

By: [Signature]
Printed Name: Daniel Moore
Date: 3-27-16

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

1218 Edwards Dr. (12)
Address

1218 Edwards Dr.
Address

By: [Signature]
Printed Name: Kym Casterline
Date: 3/23/2016

By: [Signature]
Printed Name: Danny Casterline
Date: 3/23/2016

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

PROPERTY OWNER(S)

1335 23rd (25)
Address

1335 23rd (26)
Address

By: [Signature]
Printed Name: Chris Ruhl
Date: Mar 24 2016

By: [Signature]
Printed Name: Chris Ruhl
Date: Mar 24 2016

By: [Signature]
Printed Name: Linda Ruhl
Date: 3/24/16

By: [Signature]
Printed Name: Linda Ruhl
Date: 3/24/16

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PROPERTY OWNER(S)

1222 ISLAND DR,
Address

By: [Signature]
Printed Name: MIKE BIETSCH
Date: 3/27/16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

Address

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

Address Lot 31

By: [Signature]
Printed Name: TONI RANDALL
Date: 3-28-16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

Address Lot 35

By: [Signature]
Printed Name: TONI RANDALL
Date: 3-28-16

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

1211 23rd St.
Address

By: Leslie Powell
Printed Name: Leslie Powell
Date: 3-24-16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

Address

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1307-23rd St
Address

By: Gene Rogers
Printed Name: Gene Rogers
Date: 3-27-16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

Address

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

2247 Ave. L lot 1
Address

By: [Signature]
Printed Name: Darryl Harris
Date: 3/26/16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

Address

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

1327 23rd St. S. Home (27)
Victoria K. Masin
Address

By: [Signature]
Printed Name: Victoria K. Masin
Date: 3/26/16

By: _____
Printed Name: _____
Date: _____

PROPERTY OWNER(S)

Address

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

FILED AND RECORDED

Instrument Number: *2016016840*

Recording Fee: 82.50

Number Of Pages: 14

Filing and Recording Date: 03/28/2016 4:48PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*