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Amend

20070332890  
06/01/2007 RP1 \$24.00

**FIRST AMENDMENT OF  
DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS**

**FOR**

**SEASONS BROWNSTONES**

A RESIDENTIAL SUBDIVISION IN HARRIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF HARRIS

§  
§  
§

KNOW ALL BY THESE PRESENTS THAT:

Pursuant to that certain instrument entitled "Declaration of Covenants, Conditions, Restrictions and Easements for Seasons Brownstones" (the "Declaration") filed on March 2, 2007 under Clerk's File No. 20070130620 Official Public Records of Real Property of Harris County, Texas, including Section A9.01 of Exhibit "A" to the Declaration, HHN HOMES, L.P., a Texas limited partnership (hereinafter referred to as "Declarant"), hereby amends the Declaration as follows:

**I.  
Definitions**

In addition to the definitions contained herein, all definitions set forth in the Declaration (including Article II of the Declaration) are incorporated by reference herein.

**II.  
Amendments**

A. Section 1.01 of the Declaration is hereby deleted in its entirety and the following substituted in place thereof:

**SECTION 1.01 Property Subject to Declaration.** The real property which, by the recording of the Declaration, will be held, transferred, sold, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to the Declaration, as amended hereby, is that certain real property located in Harris County, Texas, more particularly described as follows, to wit:

SEASONS BROWNSTONES AMENDING PLAT NO. 1, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 20070272263, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 607161, Map Records of Harris County, Texas, being an amendment of the map or plat filed under Clerk's File No. Z357890, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 601010, Map Records of Harris County, Texas.

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B. Section 2.05 of the Declaration is hereby amended by the addition thereto of the following:

Without limitation of any other provisions of this Section 2.05, "Community Properties" means and includes the following described real property:

Lot Thirty-Five (35), in Block One (1), of SEASONS BROWNSTONES AMENDING PLAT NO. 1, a subdivision in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 20070272263, Official Public Records of Real Property of Harris County, Texas, and recorded under Clerk's Film Code No. 607161, Map Records of Harris County, Texas.

C. Section 5.03.1 of the Declaration is hereby deleted in its entirety and the following substituted in place thereof:

5.03.1 Initial Base Rate of Regular Assessments: Due Dates. The initial full base rate of the regular annual assessment for 2007 per Lot (and continuing during 2007 and thereafter unless and until modified as herein provided) is ONE THOUSAND FOUR HUNDRED FORTY AND NO/100 DOLLARS (\$1,440.00) per Lot per year. The Board shall have the right to require regular annual assessments be paid semi-annually, quarterly or monthly, in advance (instead of annually). If the Board does so, the semi-annual, quarterly or monthly installments of regular annual assessments, as the case may be, shall be rounded upward to the next dollar, and the regular annual assessment shall be automatically adjusted upward by the amount of such rounding. UNLESS AND UNTIL OTHERWISE DETERMINED BY THE BOARD AS AFORESAID, THE FULL AMOUNT OF REGULAR ANNUAL ASSESSMENTS IS DUE AND PAYABLE ANNUALLY, IN ADVANCE, ON THE FIRST DAY OF JANUARY OF EACH CALENDAR YEAR.

III.  
Integration and Ratification

The foregoing amendments of the Declaration are deemed to be a part of and are to be interpreted in accordance with the Declaration. All provisions of the Declaration not so amended are hereby ratified and confirmed in each and every particular, and will continue in full force and effect pursuant to the terms of the Declaration.

IN WITNESS WHEREOF, Declarant has executed this First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Seasons Brownstones on this 31 day of May, 2007.

045-181-346

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW, THE STATE OF TEXAS COUNTY OF HARRIS I hereby certify that this Instrument was FILED in the proper County on the date and at the place stated herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

HHN HOMES, L.P.  
a Texas limited partnership  
"Declarant"  
By: HHN GP, L.L.C.,  
a Texas limited liability company  
its general partner

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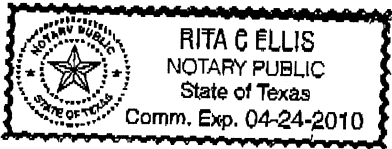
*Bonnie B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

By: *Linda B Stewart*  
LINDA B. STEWART, Manager

**DECLARANT'S ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the 31 day of May, 2007, by LINDA B. STEWART, Manager of HHN GP, L.L.C., a Texas limited liability corporation, on behalf of the corporation as general partner of HHN HOMES, L.P., a Texas limited partnership, on behalf of the partnership.



*Rita C. Ellis*  
Notary Public, State of Texas  
My Commission Expires: 04-24-2010

**AFTER RECORDING RETURN TO:**  
  
Mr. Lou W. Burton  
Williams, Birnberg & Andersen, L.L.P.  
2000 Bering Drive, Suite 909  
Houston, Texas 77057

✓

*Bonnie B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS  
2007 JUN - 1 PM 3:15  
FILED