

AMENDMENTS  
TO  
DEED RESTRICTIONS  
FOR  
WALNUT BEND SUBDIVISION

That we, WALNUT BEND CIVIC ASSOCIATION (WBCA) (A Texas Corporation) being the legally appointed representative for the property owners of Walnut Bend, Subdivision duly recorded in Volume 200, Pages 199 & 200 of Map Records in Waller County, Texas in order to provide for the development and maintenance of said subdivision in a uniform, attractive and inviting manner, do HEREBY amend the original restrictions, conditions and covenants duly recorded in Volume 201, Page 667 of Deed Records in Waller County, Texas as follows,  
To-wit:

1. All of the lots, building sites or tracts of land in said Subdivision, are designated as residential lots, and shall be used for residential purposes only, and no apartment house or boarding house of any type, kind or character, shall be operated thereon. A "Home Office" or "Cottage Industry" business shall be allowed but shall not have any external advertising nor be operated in such a way as to cause a traffic flow problem within the Subdivision. All residences are to be for single family purposes only and are to contain a minimum of 1200 square feet, exclusive of open porches, breezeways, carports, garages and etc.. No home or dwelling shall be built nearer than 50 feet to the front lot line, 10 feet to the side lot lines and 50 feet to the back lot line. All utility buildings, sheds, etc. are to be erected to the rear of each lot.

2. Every structure to be erected on said lot shall contain permanent materials, with pleasing exterior and shall receive at least two coats of paint at time of construction, unless otherwise approved. These materials must be the equivalent of 105 siding with two coats of paint, cedar, brick or better, or any combination of the above. All buildings must be constructed on the property. No railroad boxcars shall be allowed on said premises. No mobile homes, manufactured or modular homes may be placed on any lot in Walnut Bend. The term mobile home includes without limitations to trailers, travel trailers or similar living quarters. Prior approval of the WBCA may be obtained to use the above for temporary living quarters during construction of a permanent residence which meets the above criteria, for a period not to exceed one year. On

rare occasions extensions may be granted by the WBCA.

3. Same as original

4. No trash, garbage or other objectionable matter shall ever accumulate, or be stored or deposited on said premises, but shall be burned or hauled away. No motor vehicle intended for operation on any public road and requiring licensing and inspection for that operation shall be allowed to remain on any property in Walnut Bend for more than six months after expiration of that registration and/or inspection. If that vehicle is to remain on the property it will be stored in a permanent structure which meets the building code of the Subdivision.

5. No animal shall be kept or maintained on any lot containing less than one acre, except customary household pets, which shall be restricted to the lot of the owner of the pet. The WBCA shall have the authority to remove any animal running the neighborhood by the most convenient and/or expeditious manner. On larger tracts, cows, horses, goats and fowl (but not in commercial quantities) may be kept as long as they are quartered in such a way as not to become offensive to the neighborhood.

6. Same as original

7. Same as original

The following are added as additional restrictions, conditions and covenants:

8. Discharge of firearms, pellet guns and air rifles on any of the common or public areas of the Subdivision or adjoining roadways within the Subdivision shall not be permitted.

9. The lake and surrounding property is the legal property of the WBCA and is for the use of its members only and their guests, as long as the guests are accompanied by the member. No 2, 3 or 4 wheel vehicle, except lawnmowers when cutting grass shall be allowed on the property surrounding the lake at any time.

**!!!!THERE WILL BE NO SWIMMING IN THE LAKE!!!!**

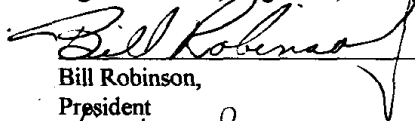
10. A "Grandfather Clause" is granted to the current property owners for violations of these restrictions, conditions and covenants as of the date of acceptance of these amendments with the understanding that it is not transferable to subsequent owners. The current owner shall make every effort to bring their property up to expected standards within a period of three years, unless an extension is granted by the Board of Directors. Concerning vehicles in para. 4 above; the six month time frame will begin on the date of acceptance of these amendments.

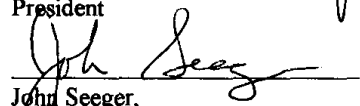
11. The above listed amendments shall become effective September 1, 1997 and remain in force until such time as changed, altered or amended by a majority vote of those present at a regularly called meeting of the WALNUT BEND CIVIC ASSOCIATION.

These amendments were approved at the regular annual meeting of the Walnut Bend Civic Association on August 10, 1997, with 96 affirmative votes out of a possible 180 votes.

A list of attending members and their vote is attached and made a part of this document.

Signed this date, August 10, 1997 by:

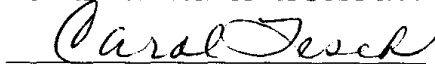
  
Bill Robinson,  
President

  
John Seeger,  
Vice-President

STATE OF TEXAS:

COUNTY OF WALLER:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10<sup>th</sup> DAY OF AUGUST 1997



NOTARY PUBLIC

My Commission Expires 05-01-2001



AUGUST 10, 1997

VOTE ON AMENDMENTS TO DEED RESTRICTIONS AT ANNUAL MEETING

PRINT NAME LOT OWNER	LOT # BLOCK #	AMENDMENTS YES NO	SIGNATURE LOT OWNER
<del>Henry Trevitt</del>	<del>3 1</del>	<del>2</del>	<del>Henry Trevitt</del>
Wayne & Linda Hill	Blk 5; Lots 8 9	4	Wayne & Linda Hill
Calvin & Stella Bradford	Blk 0 Lot 12	2	Calvin & Stella Bradford
Will & Bonnie Alford	Blk 4 Lot 37 4	4	Will & Bonnie Alford
Marion & Betty McElvee	Blk 5 Lot 4	2	Marion Betty McElvee
Bob & Betty (Harris)	Blk 3 Lot 7	2	Bob & Betty (Harris)
P. N. & Dora Egan	Lot 7-8 Block 2	4	P. N. & Dora Egan
Glen & Patsy Williams	Lot 12 Block 4	4	Glen & Patsy Williams
C. Platzer	Lots 7 & 8 Block 4	4	C. Platzer
J. Adams	Block 5 Lots 4 & 10		4
A. Christensen	Lot 10 Block 4	2	A. Christensen
S. Christensen	Lot 11 Block 4	2	S. Christensen
K. Christensen			
H. Christensen			
S. Hoffmann	Block 8 Lot B	2	S. Hoffmann
Red Arney	Block 3 " 4	2	Red Arney
Dennis & Dora	Block 1 Lot 4	2	Dennis & Dora
Don & Bryant	Block 3 Lot 8 & 9 Block 2 Lot 9 & 10	8	Don & Bryant
Kenneth & Nancy	Lot 4 Block 3	2	Kenneth & Nancy
B.C. Wagner	Block 12 Lot 4	4	B.C. Wagner
Bill & Pat Kolover	Lot 9 Block 2	2	Bill & Pat Kolover
Frank Messer	Lot 3 & 1/2 Block 3	3	Frank Messer
Jack & Harding	Lot 2 Block 7	2	Jack & Harding
John KENZER	Blk 6 Lot 1 & 2	4	John Kenzer
Mary Brineman	Blk 2 Lot 2, 3, 4	12	Mary Brineman
Stephan & Gladys	Blk 9 Lot 1	2	Stephan & Gladys
John Seeger	Block 3 Lot 1 & 2 Block 1 Lot 1	5	John Seeger
Susan Zelle	Blk 1 Lot 2	2	Susan Zelle
D. G. ...		3	

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3516

Filed for Record Sept. 24 A.D. 1997 at 10:20 o'clock A. M.

RECORDED Oct. 6 A.D. 1997 at 8:20 o'clock A. M.

CERYL PETERS, County Clerk, Walker County, Texas

By Stephanie Tompkins Deputy