

S438307

*Amend*

ARTICLES OF AMENDMENT

TO DECLARATION AND MASTER DEED

05/06/97 3001121/7 S438307

010.00

CONDOMINIUM BY-LAWS  
OF  
WALNUT RIDGE CONDOMINIUM ASSOCIATION

*lu*

BY

OWNER MEMBERS OF WALNUT RIDGE

*lv*

CONDOMINIUM ASSOCIATION

Pursuant to the provisions of the Declaration and Master Deed of Walnut Ridge Condominiums and Exhibit A to Declaration and Master Deed Condominium Bylaws of Walnut Ridge Condominiums, Article I, Section 3., subsections F., G., And H., and pursuant to the By-Laws of Walnut Ridge Condominium Association, Article IV, Sections 3., 4., 5., 6., and 7., the undersigned Association adopts the following Articles of Amendment to its Condominium By-Laws, Exhibit A to the Declaration and Master Deed of Walnut Ridge Condominiums:

RESOLVED, that Article VI, Section 1 of the Condominium By-Laws of Walnut Ridge Condominiums be and it is hereby amended so that it will hereafter read as follows:

*10*  
*14*

Section 1. No unit in the Condominium Project shall be used for other than single-family residence purposes, and the Common Elements shall be used only for purposes consistent with the use of single-family residences. At no time shall title or ownership of more than two (2) Units be vested in, or held by the same Person (hereinafter defined). The term "Person", as used in the preceding sentence, shall mean any natural persons, or group of natural persons, as well as any corporation, partnership, trust, limited liability company, association or other entity in which such person or group of persons has/have or control(s) over 50% of the legal, beneficiary or equitable ownership thereof, as well as any agent, trustee or nominee of or for any such person or entity. The foregoing limitation of ownership rights shall not serve to:

a) divest the ownership rights of owners of multiple Units acquired before the effective date of this Sixth Amendment to the Declaration;

b) prohibit a foreclosure acquisition by deed in lieu of foreclosure by:

1. any Mortgagee exercising a security interest under a deed of trust lien encumbering the applicable Unit(s); or

2. an ad valorem taxing authority exercising its security interest with regard to delinquent property taxes owing with respect to the applicable Unit(s); or
3. the Association exercising its security interest with regard to a delinquent Maintenance Expense Charge, Special Assessments and related charges owing with respect to the applicable Unit(s).

c) prohibit the transfer of a Unit or Units by devise or gift under the laws of inheritance of the State of Texas.

Jack M. Norton  
 President Jack Norton

Thomas D. Evans  
 Secretary

SWORN TO this 1st day of May

Carol Ann White  
 NOTARY PUBLIC, STATE OF TEXAS

SUBSCRIBED AND SWORN BEFORE ME  
 THIS 1st DAY OF May 1997  
Carol Ann White  
 NOTARY PUBLIC

recording return to:

C. Benson  
 Attorney at Law  
 101 El Camino Real, Suite 201  
 Houston, Texas 77058

FILED FOR RECORD  
 8:00 AM

MAY 6 1997

Beverly B. Fryman  
 County Clerk, Harris County, Texas

HARRIS  
 COUNTY, TEXAS  
 COUNTY CLERK

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.

NOT VALID ON FEDERAL BASIS 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 on

MAY 6 1997



*Beaully R. Layman*

COUNTY CLERK  
HARRIS COUNTY TEXAS