

AMENDMENT TO  
ELKINS LAKE, SECTION FOUR  
RESERVATIONS, RESTRICTIONS  
AND COVENANTS

THE STATE OF TEXAS       \$                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WALKER       \$

WHEREAS, Statewide Lumber Company, First General Realty Corporation and CLSA Corporation, each a Texas corporation, Joint Venturers in the Joint Venture known as Lakewood Hills (the "Developer") has caused Elkins Lake Recreation Corporation, a non-profit corporation, to be organized under the laws of the State of Texas for the purpose of exercising all of the duties of the Developer (including matters relating to maintenance charges, the Maintenance Fund, common area charges and the duties of the Maintenance Fund, common area charges and the Common Area Fund and architectural control) under the Reservations, Restrictions and Covenants dated July 1, 1974 and duly recorded at Volume 268, Page 368 of the Deed Records of Walker County, Texas, hereinafter called the "Declaration";

WHEREAS, J.B. Belin, Jr., M.D. Belin and J.B. Belin, Jr. and M.D. Belin, as the Independent Co-Executors of the Estate of J.B. Belin, Sr., have succeeded to the interest of Statewide Lumber Company in Lakewood Hills; and Ameriway Service Corporation has succeeded to the interest of Clear Lake Savings Association in Lakewood Hills; and First Mortgage Company of Texas, Inc. has succeeded to the interest of First General Realty Corporation in Lakewood Hills;

WHEREAS, pursuant to Section VII of the Declaration, such delegation of authority and duties from the Developer to the Elkins Lake Recreation Corporation shall serve to automatically release the Developer from further liability with respect thereto and vest such duties in such non-profit corporation.

WHEREAS, pursuant to Section VII of the Declaration, such delegation shall be evidenced by an instrument amending the Declaration, placed of record in the Deed Records of Walker County, Texas and joined in by the Developer and Elkins Lake Recreation Corporation, without the joinder of any other property owner, and the Developer and Elkins Lake Recreation Corporation desire and agree it will be in the best interest of the subdivision to so amend the Declaration;

NOW THEREFORE, the Developer and Elkins Lake Recreation Corporation agree that the Declaration is hereby amended by adding the following paragraph thereto as paragraph 7.02, to-wit:

7.02. The Developer and Elkins Lake Recreation Corporation agree that, except as provided below, all duties and prerogatives of the Developer hereunder (including matters relating to maintenance charges, the Maintenance Fund, common area charges and the Common Area Fund and architectural control) have been delegated by the Developer to the Elkins Lake Recreation Corporation and shall be exercised by the Elkins Lake Recreation Corporation. However, the Developer hereby reserves the right to exercise all architectural control privileges solely with respect to the lots ("Developer's Lots") in the Subdivision subject to the Declaration which are now owned by the Developer or hereafter acquired by Developer as to which the Developer currently is the beneficiary of a lien, Developer acknowledging that the Developer's exercise of architectural control privileges with respect to the Developer's Lots shall conform with the provisions of the Declaration relating thereto. Elkins Lake Recreation Corporation acknowledges that the maintenance charge described in Article VI

of the Declaration shall not, without the consent of the Developer, apply to the Developer's Lots or the lots now or hereafter acquired by a builder, as more particularly described in the Declaration.

LAKWOOD HILLS, a Texas joint venture, by its undersigned Venturers:

By: Ameriway Service Corporation

By: *W. Leroy Land*  
Name: W. LEROY LAND  
Title: PRESIDENT

By: First Mortgage Company of Texas

By: *James R Moore*  
Name: JAMES R MOORE  
Title: VICE PRESIDENT

By: *J.B. Belin, Jr.*  
J.B. Belin, Jr.

By: *M.E. Belin*  
M.D. Belin

By: Independent Co-Executors of the Estate of J.B. Belin, Sr.

By: *J.B. Belin, III*  
J.B. Belin, III

By: *M.E. Belin*  
M.D. Belin

ELKINS LAKE RECREATION CORPORATION

By: *Becky H. Grace*  
Name: BECKY H. GRACE  
Title: President

ELKINS LAKE RECREATION CORPORATION

By: *John S. Bainwater*  
Name: JOHN S. BAINWATER  
Title: VICE PRESIDENT

STATE OF TEXAS \$  
COUNTY OF SPURR \$

This instrument was acknowledged before me on this 28<sup>th</sup> day of February, 1989, by W. Leroy Spurr, President of Ameriway Service Corporation, venturer of Lakewood Hills, a Texas joint venture, on behalf of said venture.

Paul S. Stone  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS \$  
COUNTY OF WARRIS \$

This instrument was acknowledged before me on this 15<sup>th</sup> day of February, 1989, by Gene R. Moore, vice President of First Mortgage Company of Texas, venturer of Lakewood Hills, a Texas joint venture, on behalf of said venture.

Barbara J. Puckett  
NOTARY PUBLIC, STATE OF TEXAS  
BARBARA J. PUCKETT  
Notary Public - State of Texas  
My Commission Expires 11-17-89

STATE OF TEXAS \$  
COUNTY OF Foet Bend \$

This instrument was acknowledged before me on this 2nd day of February, 1989 by J.B. Belin, Jr., venturer of Lakewood Hills, a Texas joint venture, on behalf of said venture.

Cheri D. Womeldurf  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS \$  
COUNTY OF Foet Bend \$

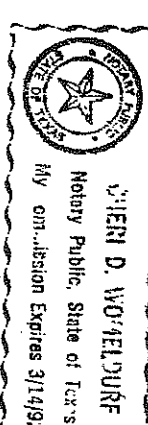
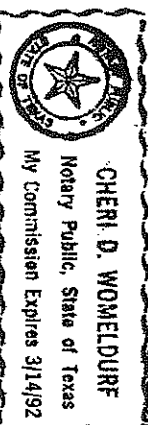
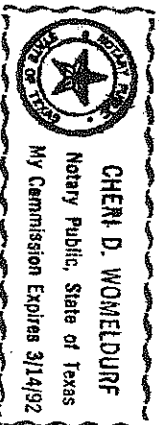
This instrument was acknowledged before me on this 2nd day of February, 1989 by M.D. Belin, venturer of Lakewood Hills, a Texas joint venture, on behalf of said venture.

Cheri D. Womeldurf  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS \$  
COUNTY OF Foet Bend \$

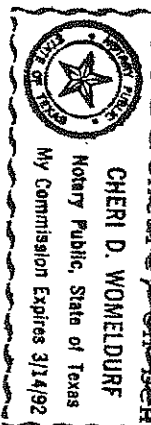
This instrument was acknowledged before me on this 2nd day of February, 1989, by J.B. Belin, Jr. as Independent Co-Executor of the Estate of J.B. Belin, Sr., venturer of Lakewood Hills, a Texas joint venture, on behalf of said venture.

Cheri D. Womeldurf  
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS \$  
COUNTY OF Fort Bend \$

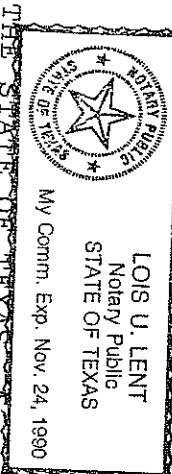
This instrument was acknowledged before me on this 2nd day of February, 1988, by M.D. Belin as Independent Co-Executor of the Estate of J.B. Belin, Sr., venturer of Lakewood Hills, a Texas Joint venture on behalf of said venture.



Cheri D. Womeldurf  
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS \$  
COUNTY OF Walker \$

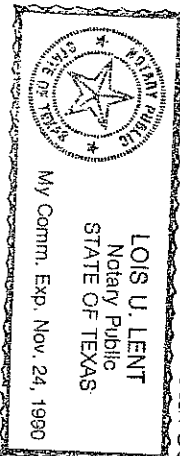
This instrument was acknowledged before me on November 28, 1988, by John C. Patton, VICE PRES of Elkins Lake Recreation Corporation on behalf of said corporation.



Lois U. Lent  
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS  
COUNTY OF Walker

This instrument was acknowledged before me on November 28, 1988, by Lois U. Lent, PRESIDENT of Elkins Lake Recreation Corporation on behalf of said corporation.



Lois U. Lent  
NOTARY PUBLIC, STATE OF TEXAS

**RECORDED**

APR 4 1989

JAMES D. PATTON - County Clerk

FILED FOR RECORD  
AT 5:20 clock PM

MAR 27 1989

J.D. PATTON, WALKER COUNTY, TEXAS



JAMES D. PATTON, CLERK  
WALKER COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF WALKER  
I, James D. Patton, County Clerk in and for Walker County, Texas do hereby certify that this instrument was filed for record in the volume and page of the named record and at the time and date as stated herein by me.

OFFICIAL PUBLIC RECORDS

188/064