

#90148

**AMENDMENT TO RESTRICTIONS FOR SECTIONS ONE AND TWO
WHITE ROCK ESTATES SUBDIVISION
TRINITY COUNTY, TEXAS**

THE STATE OF TEXAS •

COUNTY OF TRINITY •

WHEREAS, WHITE ROCK ESTATES PROPERTY OWNERS CIVIC ASSOCIATION, a Texas Corporation (hereinafter called "Developer"), is the record developer of a subdivision known and designated as "WHITE ROCK ESTATES, SECTION ONE" (hereinafter called "Section One"), in Trinity County, Texas, as shown in the map or plat of said subdivision, currently recorded in the Plat Records of Trinity County, Texas, in Cabinet A at page 188 (formerly at Volume 2, Page 67), reference to which is hereby made for all purposes; and

WHEREAS, said Developer, at Volume 211, Page 659 et seq. Deed Records of Trinity County, Texas, has previously impressed all of the property in said Section One with reservations restrictions, covenants, and conditions (hereinafter called "Restrictions"), applicable to said Section One, reference to which is hereby made for all purposes; and

WHEREAS, John T. Milton and wife, Marianita G. Milton, and Peter O. Laurell and wife, Rose Alita Laurell, are the record Developers of a subdivision known and designated as "WHITE ROCK ESTATES, SECTION TWO" (hereinafter called "Section Two"), in Trinity County, Texas, as shown in the map or plat of said Subdivision, currently recorded in the Plat Records of Trinity County, Texas, in Cabinet A at page 216 (formerly at Volume 2, Page 147), reference to which is hereby made for all purposes; and

WHEREAS, said Developers of Section Two, at Volume 270, Page 95 et seq. Deed Records of Trinity County, Texas, have previously impressed all of the property in said Section Two with reservations, restrictions, covenants, and conditions (hereinafter called "Restrictions"), applicable to said Section Two, reference to which is hereby made for all purposes; and

WHEREAS, the Developer of Section One transferred all of its interest in White Rock Estates, Sections One and Two, to John T. Milton and wife, Marianita G. Milton, and Peter O. Laurell and wife, Rose Alita Laurell, by that certain Warranty Deed dated December 13, 1978, filed of record at Volume 268, Page 480, Deed Records for Trinity County, Texas; and

WHEREAS, John T. Milton and wife, Marianita G. Milton, conveyed their interests in Sections One and Two, White Rock Estates Subdivisions, Trinity County, Texas, to Peter O. Laurell and wife, Rose Alita Laurell, by Warranty Deed dated December 1, 1981, and filed at Volume 299, Page 135, Deed Records of Trinity County, Texas, and

WHEREAS, White Rock Estates Property Owners Civic Association (hereinafter called "Association"), a non-profit property owners Association, was incorporated by the Secretary of the State of Texas on December 9, 1982; and

WHEREAS, Peter O. Laurell and wife, Rose Aleta Laurell, by Warranty Deed dated November 23, 1983, and filed at Volume 316, Page 191, Deed Records of Trinity County, Texas, conveyed to White Rock Estates Property Owners Civic Association their interest in roads and utility easements in Sections One and Two, as more specifically set forth in said Warranty Deed; and

WHEREAS, Peter O. Laurell and wife, Rose Aleta Laurell, transferred all of their rights under the Restrictions for Sections One and Two to White Rock Estates Owners Civic Association, by that certain Assignment filed of record in the Official Records of Trinity County, Texas, at Volume 413, Page 588;

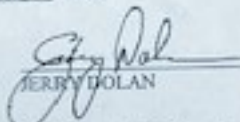
NOW, THEREFORE, the Board of Directors of White Rock Estates Property Owners Civic Association hereby amends the Restrictions set forth above, by the adoption of the following amended Restrictions 2 and 3, subject to the recording of a written instrument signed by a majority of the lot owners of said Sections One and Two, as required by the respective restrictions set forth above, which, upon approval by a majority of the lot owners of said respective Sections, will be amended to read as follows:

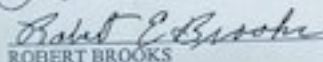
2. Land Use. No lot or tract of land in this subdivision shall be used for any purpose other than single family residential purposes, except for administration requirements by Developer and except for the commercial use of those lots comprising the lots facing State Highway 356 and being the area shown on the recorded plat of this subdivision marked "RESERVED," and no business of any type, kind or character shall be done or carried on within said subdivision other than that carried on the said lots facing State Highway 356, as described hereinabove; provided further, however, that the prohibition of land use, as set out hereinabove, shall not prevent the leasing or rental of any such said residence by the owner thereof.


3. Building Type and Size. There shall not exist on any lot at any time more than one (1) residence consisting of one building containing not less than 800 square feet of living area and said home shall be a minimum of 12 feet wide. No building, structure or construction of any kind shall be constructed, erected or placed on any lot until the plans, specifications and plot plan showing location of said improvements have been previously submitted to and approved in writing by the Architectural Control Committee for the subdivision, which said committee shall have the power

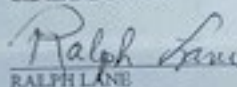
to control the buildings, structures, mobile homes, etc., placed on each lot. Within ninety (90) days after such building is placed on any lot, said home, if a "mobile home," shall be "skirted" with material approved in writing by the Architectural Control Committee so that the undercarriage and utility connections are covered in a uniform manner, and within said ninety (90) day period, every lot must have constructed thereon the following: a driveway out of either concrete, asphalt or rock (limestone or gravel) with a minimum of ten feet (10') in width; and a porch (or slab in lieu thereof) with a minimum width of six feet (6') and a minimum length of twelve feet (12'). Failure of any lot owner to abide by all of the above restrictions, covenants and requirements within the time hereinabove specified, shall give the Architectural Control Committee the right to either legally enforce the same or to cause such contemplated construction to be completed and upon completion to charge the cost thereof to the lot owner who shall be liable therefor. No fence or wall shall be erected, placed or altered without approval of the Architectural Control Committee.

EXECUTED by the Board of Directors of White Rock Estates Property Owners Civic Association on the 17 day of March, 1997.


 JERRY DOLAN


 ROBERT BROOKS


 GARLAND FINLEY


 RALPH LANE


 SALLY LITTLE

THE STATE OF TEXAS •

COUNTY OF TRINITY •

BEFORE ME, the undersigned authority on this day personally appeared JERRY DOLAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said WHITE ROCK ESTATES PROPERTY OWNERS CIVIC ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 17th day of March, 1997.


 Notary Public, State of Texas

