

3
Amend
R

STATE OF TEXAS §
COUNTY OF HARRIS §

20080200368
04/22/2008, RP2: \$24.00

**AMENDMENTS TO COVENANTS, CONDITIONS AND RESTRICTIONS FOR
PARK AT FAIRDALE HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions (the "Original Restrictions") for Park at Fairdale Homeowners Association, Inc., a subdivision in Harris County, Texas (the "Subdivision"), was filed in the office of the County Clerk of Harris County, Texas, on March 4th, 2003 (capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Original Restrictions); and

WHEREAS, the Original Restrictions were established and made applicable to all Lots in the Subdivision by that certain instrument filed in the County Clerk's Office of Harris County, Texas, and recorded in the Deed Records of Harris County, Texas, File No. W471452; and

WHEREAS, the Original Restrictions imposed and established a general and uniform scheme of restrictions, covenants, reservations and easements applicable to all Lots in the Subdivision, which general and uniform scheme was implemented and followed and does exist with respect to all of said property in said Subdivision; and

WHEREAS, the Original Restrictions allow for amendment upon the affirmative vote of at least seventy-five percent (75%) of the voting Members; and

WHEREAS, a vote among the Members of the Subdivision was conducted in which at least seventy-five percent (75%) of the voting Members indicated a desire to amend certain provisions of the Original Restrictions;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT:

The undersigned, constituting the Board of Directors of the Subdivision, in accordance with the voting direction of at least seventy-five percent (75%) of the voting Members of the Subdivision, do hereby adopt and impose the following Amendments to the Original Restrictions to be applicable on all property in the said subdivision, whether the owner of each said lot has joined in the execution hereof or not:

1. Article X, Section 4 is hereby amended to read:

Animals. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any of the said Units, except that a total of two (2) dogs, cats or other common household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. Every person or entity who is an Owner of the Unit wherein an animal resides shall be considered the animal's Owner. All animals shall be restrained on a leash and accompanied by an Owner when present in any part of the Common Areas.


PaF_Amendment to Deed Restrictions-20080220

RP 055-93-2150

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER THE FEDERAL LAW.

A CERTIFIED COPY

ATTEST: **JUN 13 2008**
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas


Deputy
Stacey Renee Guerrero

Further, all Owners are responsible for properly disposing of waste generated by their animal, which shall include removing the waste from the Common Areas. The Board retains the right to assess a per-occurrence fine of up to \$35 against Owners and/or Units who do not abide by the provisions of this section.

2. Article X, Section 9 is hereby amended to read:

Vehicles. No outdoor parking space on the Property shall, without written permission of the Association, be used for storage of campers, boats, trailers, unused or inoperable automobiles or any other items which the Association deems unsightly or inappropriate, and all outdoor parking spaces shall be used by Owners subject to the rules and regulations of the Association. Further, each Unit is allowed a maximum of one (1) non-commercial, residential vehicle parked outside of the garage, where such vehicle is parked alongside the Unit's property line.

3. A new Section 7 is hereby added to Article XI and shall read:

Cameras and Security Recording Equipment Easement. The Association shall have the right, but not the obligation, to introduce cameras and/or other security recording equipment onto the Property or onto such Lots and Common Areas as it deems provident to augment the security needs of the Association. Accordingly, there is hereby created in favor of the Association an easement onto such Lots and Common Areas for the purpose of installation, construction, replacement, repair, or maintenance of cameras and/or other security recording equipment. As such, existing and future Units, including re-created or re-constructed Units, may include cameras, recording equipment, or other equipment related to these items upon or attached to Units or any construction therein.

AGREED AND EXECUTED by the undersigned as of the dates listed below.

[SIGNATURE PAGE FOLLOWS]

PP 055-93-2151

PaF_Amendment to Deed Restrictions-20080220

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A CERTIFIED COPY

JUN 13 2008

ATTEST:
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

 Deputy

Stacey Renee Guerrero

SIGNATURE

PRINTED NAME

DATE

[Handwritten signatures]

Leonor Acevedo
Tram N. An
Marco Rimassa

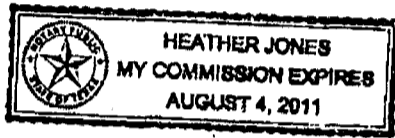
4-4-08
4-4-08
4/4/08

306

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 4th day of April, 2008, by:

Leonor Acevedo
Tram N. An
Marco Rimassa



[Handwritten Signature: Heather Jones]
Notary Public, State of Texas

FILED FOR RECORD
8:00 AM

APR 22 2008

[Handwritten Signature: Beverly B. Kaufman]
County Clerk, Harris County, Texas

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. THE STATE OF TEXAS COUNTY OF HARRIS I hereby certify that this instrument was FILED in its proper language on the date and at the stamp shown by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

APR 22 2008



[Handwritten Signature: Beverly B. Kaufman]
COUNTY CLERK
HARRIS COUNTY, TEXAS

[SIGNATURE PAGE TO PAF AMENDED RESTRICTIONS]

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A CERTIFIED COPY

JUN 13 2008

ATTEST:
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

[Handwritten Signature: Stacey Renee Guerrero]

Deputy

Stacey Renee Guerrero

RP 055-93-2152