

142-97-1491

FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR COPPERFIELD NORTHMEAD VILLAGE, SECTION ONE,
A SUBDIVISION IN HARRIS COUNTY, TEXAS

STATE OF TEXAS |
 |
COUNTY OF HARRIS |

WHEREAS, Friendswood Development Company, as Declarant, executed and filed for record the Declaration of Covenants, Conditions and Restrictions for Copperfield Northmead Village Section One, a subdivision in Harris County, Texas (Declaration), said Declaration being dated June 11, 1979 and recorded under File No. G140051, Film Code No. 132-83-2532 and re-recorded under File No. G181204, Film Code No. 135-82-1336 in the Official Public Records of Real Property, Harris County, Texas; and

WHEREAS, a provision was included for amendment of the Declaration as set forth in Article VI, Section 3 of said Declaration; and

WHEREAS, Declarant desires to make an amendment to the Declaration which will enhance the orderly development of the subdivision, and

WHEREAS, Declarant represents that it has satisfied the requirement of said Article VI, Section 3 of the Declaration;

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Article V, Section 21 shall be deleted in its entirety and the following substituted therefor:

Section 21. Standards and Procedures. The ARC shall establish and promulgate rules, standards and procedures which it deems necessary and appropriate for the orderly development of the subdivision including but not limited to those with respect to workmanship, materials, building methods, observance of requirements concerning installation and maintenance of public utility facilities and services and compliance with governmental regulations. The ARC shall be guided by industry standards and may amend such rules, standards and procedures when deemed necessary and appropriate. Such rules, standards and procedures shall be binding and enforceable against each owner in the same manner as any other restriction set forth herein.

2. Article VI, Section 9 shall be amended to add the following:

The waiver of surface usage herein provided shall not apply to Unrestricted Reserve "A" (2.858 acres) as shown on the plat of Copperfield Northmead Village, Section One, referred to herein.

3. The following paragraph shall be added to Article VI as Section 11:

Section 11 - VA, FHA Approvals. As long as there exist class "B" memberships, (Article III, Section 2) prior approval of the Federal Housing Administration and/or the Veterans Administration shall be required prior to the annexation of additional properties, dedication or mortgaging of common areas, or amendment of the Declaration or merger, consolidation or dissolution of the Association referred to herein.

Mellon Bank, N. A., a national banking association with offices in Pittsburgh, Pennsylvania as lienholder of the property described in the Declaration, has caused its name to be signed and its seal to be affixed, and the same to be done and attested by the signature of its duly authorized officer for the purpose of consenting to and ratifying, confirming and adopting this First Amendment to Declaration of Covenants, Conditions and Restrictions and for the purpose of subordinating its lien to the same.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 26th day of September, 1979.

FRIENDSWOOD DEVELOPMENT COMPANY

ATTEST:

B. P. Pierce
Secretary
B. P. Pierce

By R. D. Leonard
R. D. Leonard
Vice President

MELLON BANK, N.A.

ATTEST:

Gerald A. Thomas
Gerald A. Thomas, I
Assistant Real Estate Officer

By Paul J. Brown
Paul J. Brown
Assistant Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared R. D. Leonard, known to me to be the person whose name is subscribed to the foregoing instrument as Vice-President of FRIENDSWOOD DEVELOPMENT COMPANY, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and as the act and deed of said FRIENDSWOOD DEVELOPMENT COMPANY and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26th day of September, 1979.

Conchita Henderson
Notary Public in and for
Harris County, Texas

My Comm. Expires: March 31, 79

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

BEFORE ME, the undersigned authority, on this day personally appeared Paul J. Brown, known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of FRIENDSWOOD DEVELOPMENT COMPANY, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said FRIENDSWOOD DEVELOPMENT COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of September, 1979.

James Henderson
Notary Public in and for
ALLEGHENY County, PENNSYLVANIA

757:A-12/13

NOTARY PUBLIC
PA
1982