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AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS

WOODLAKE FOREST IV, SECTION "A"

AND WOODLAKE FOREST IV, SECTION "B"

(Residential Subdivisions)

149-92-1473

THE STATE OF TEXAS )

COUNTY OF HARRIS ) KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore, a Declaration of Covenants and Restrictions for Woodlake Forest IV, Section "A", a residential subdivision of Houston, Harris County, Texas, (hereinafter referred to as the "Declaration"), was entered into by Marvin Henry Builders, Inc. and Watonga Investment Corporation, Inc. (hereinafter referred to as the "Declarants"), and executed on the 26th day of March, 1973 and filed and recorded in the Property Records of Harris County, Texas under Film Code #D-836442; and a Declaration of Covenants and Restrictions for Woodlake Forest IV, Section "B", a residential subdivision of Houston, Harris County, Texas (hereinafter referred to as the "Declaration"), was entered into by Marvin Henry Builders, Inc. and Watonga Investment Corporation, Inc. (hereinafter referred to as "Declarants"), and executed on the 25th day of June, 1974 and filed and recorded in the property records of Harris County, Texas under Film Code #E-189316; and the aforesaid Declarations and property owner associations of Woodlake Forest IV, Section "A" and Woodlake Forest IV, Section "B" were merged by Amendments to the Declarations of Covenants and Restrictions for Woodlake Forest IV, Section "A" and Woodlake Forest IV, Section "B", residential subdivisions of Houston, Harris County, Texas, which were entered into by Marvin Henry Builders, Inc., Watonga Investment Corporation, Inc., Allied Bank of Texas, and Fannin Bank, and executed on the 12th day of October, 1977 and filed and recorded in the Property Records of Harris County, Texas under Film Code #F-342457; and

WHEREAS, the Board of Trustees of the Woodlake Forest IV Homeowners Association desire to amend the aforesaid Declarations

149-32-1474

as heretofore amended and as currently in force and effect with regard to the payment of taxes levied or assessed against or upon the common properties and improvements and all other property pertaining thereto; and

WHEREAS, the aforesaid amendment has been ratified by the assent of 51% of the votes of the members of the association who were present and voting in person and by proxy at a special meeting of the membership of the association called for the purpose of amending Article X, Section 1 and Section 2 and for other purposes, and at which meeting a quorum was present; and

THEREFORE, Article X, Sections 1 and 2 of the Declarations of Woodlake Forest IV, Section "A" and Woodlake Forest IV, Section "B" (residential subdivisions) are hereby amended to read as follows:

ARTICLE X

Utility Bills, Taxes and Insurance

Section 1. Obligation of the Owners:

- (a) Each Owner shall have his separate electric and gas meter and shall directly pay at his own cost and expense for all electricity, gas, telephone service, water and other utilities used or consumed by him on his Lot.
- (b) Each Owner shall directly render for taxation his own Lot and improvements thereon, as well as the proportionate interest in all of the common properties and improvements and all other property pertaining thereto within Woodlake Forest IV Sections "A" and "B", for each lot which he owns within Woodlake Forest IV, Sections "A" and "B", and shall, at his own cost and expense, directly pay all taxes levied or assessed against or upon his Lot and proportionate interest in the common properties as well as his improvements and property thereon.
- (c) Each Owner shall be responsible at his own cost and expense for his own property insurance on his Townhouse and contents thereof, and his additions and improvements thereto,

149-92-1475

including decorations, furnishings, and personal property therein; and also for his personal liability not covered by liability insurance for all Owners which may be obtained by the Association as part of the common expense in connection with the Common Properties.

Section 2. Obligation of the Association.

- (a) The Association shall pay as common expense of all Owners for all water, gas, electricity and other utilities used in connection with the enjoyment and operation of the Common Properties and Facilities in Woodlake Forest IV Subdivision, or any part thereof.
- (b) The Association shall not render for taxation and shall not be obligated to pay any taxes levied or assessed against or upon the common properties and the improvements and the property appertaining thereto.
- (c) The Association shall have authority to obtain and continue in effect as a common expense of all Owners, a blanket property insurance policy or policies to insure the buildings and structures on such Common Properties and the contents thereof and the Association against risks of loss or damage by fire and other hazards as are covered under standard extended coverage provisions, in such limits as the Association deems proper, and said insurance may include coverage against vandalism and such other coverage as the Association may deem desirable. The Association shall also have authority to obtain comprehensive public liability insurance in such limits as it shall deem desirable, insuring the Association, its Board of Trustees, agents and employees and each Owner (if coverage for Owners is available) from and against liability in connection with such Common Properties.
- (d) All costs, charges and premiums for all utility bills, taxes and any insurance to be paid by the Association as hereinabove provided shall be paid out of the Maintenance

149-02-1476

Fund as a common expense of all Owners.

EXECUTED this 14th day of JANUARY, 1980.

Woodlake Forest IV, A & B  
Homeowners Association

Attest:

Michael Kahn  
Michael Kahn, Secretary

John Margo  
John Margo, President,  
Board of Trustees

THE STATE OF TEXAS }  
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared JOHN MARGO, President, Board of Trustees, Woodlake Forest IV, Sections A & B Homeowners Association, known to be 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 consideration therein expressed, in the capacity therein stated and as the act and deed of Woodlake Forest IV, Sections A & B Homeowners Association.

Given under my hand and seal of office this the 14th day of January, 1980.

Angelica F. Wall  
Notary Public in and  
for Harris County, Texas

RETURN TO: Mr. Matt Weinman  
Woodlake IV Homeowners Association, Inc.  
2500 Tanglewilde #483  
Houston, Texas 77063

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 herein by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

JAN 28 1980



Paul R. Johnson  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS

HARRIS COUNTY, TEXAS  
JAN 28 9 00 AM 1980  
FILED