

R324225

503-23-0271

*Amended*

FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS  
for  
GREENBRIAR TOWNHOMES  
A HARRIS COUNTY SUBDIVISION

*121*

THE STATE OF TEXAS \* 05/24/95 00005971 R324225 4 11.00  
\*  
COUNTY OF HARRIS \* KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, RAYMOND H. KURZON and RONETTE K. KURZON were the sole owners of certain real property in what is now known as Greenbriar Townhomes, a Harris County Subdivision, according to the map or plat thereof recorded under Harris County Clerk's File No. R100947 and Film Code No. 362011 of the Map Records of Harris County, Texas, being a partial replat of Lots 19 through 28 and the northerly 18.50 feet of Lot 29, Block 6, and all of Lots 1 through 4 in Block 7 of Greenbriar Colony Townhouses, a Harris County subdivision according to the map or plat thereof recorded in Volume 295, Page 79 in the Map Records of Harris County, Texas (the "Subdivision"); and

*11*  
*g*  
WHEREAS, by that certain instrument entitled "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" filed of record in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. K908562 and Film Code No. 069-67-2474, et seq. (the "Prior Restrictions"), RAYMOND H. KURZON and RONETTE K. KURZON imposed on the Subdivision, all those certain covenants, conditions, restrictions, easements, charges and liens therein set forth; and

WHEREAS, by that certain instrument entitled "DECLARATION OF AMENDED COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GREENBRIAR TOWNHOMES, A HARRIS COUNTY SUBDIVISION" filed of record in the Official Public Record of Harris County, Texas, under County Clerk's File No. R209939 and Film Code No. 502-29-0091, et seq. (the "Declaration"), CHASE LODGE CORPORATION, a Texas Corporation, the sole owner of all the Lots in the Subdivision (the "Declarant") amended and restated the Prior Restrictions by deleting the Prior Restrictions in its entirety and replacing it with the Declaration; and

WHEREAS, Article XII, Section 1 of the Declaration provides the terms of the Declaration can be amended by an instrument signed by the Owners of at least two-thirds (2/3) of the Lots within the Subdivision, which said instrument must be filed of record in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, the Declarant is the owner of at least two-thirds (2/3) of the Owners of Lots in the Subdivision and wishes to amend the Declaration as set forth below.

503-23-0272

NOW, THEREFORE, the Declarant being the Owner of at least two-thirds (2/3) of the Owners of Lots within the Subdivision subject to the Declaration, hereby amends the Declaration as follows:

Article I, Section 1.3 of the Declaration entitled "Association" is hereby amended to read as follows:

Section 1.3. Association - Association shall mean and refer to Greenbriar Townhomes Association, a Texas non-profit corporation, its successors and/or assigns.

The amendment of the Declaration set forth above shall be deemed to be a part of and shall be interpreted in accordance with the Declaration. All provisions of the Declaration not amended hereby are hereby ratified and confirmed in each and every particular, and shall continue in full force and effect pursuant to the terms of the Declaration.

IN WITNESS WHEREOF, the undersigned, representing Owners of not less than two-thirds (2/3) of the Owners of Lots in the Subdivision subject to the terms of the Declaration, for the purpose of acknowledging their consent and approval to the amendment of the Declaration have executed this instrument as of the 8<sup>th</sup> day of March, 1995, to be effective upon filing of record in the Official Public Records of Real Property of Harris County, Texas.

CHASE LODGE CORPORATION

By: Dwain Evans  
Dwain Evans, Vice President

STATE OF TEXAS \*

COUNTY OF HARRIS \*

Before me, a notary public, on this day personally appeared Dwain Evans, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 8<sup>th</sup> day of March, 1995.

#24829



Susan E. Barnett exp 12/1/98  
NOTARY PUBLIC - STATE OF TEXAS

503-23-0273

FILED

95 MAR 24 PM 3:20

*Beverly R. 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 ENFORCEABLE UNDER FEDERAL LAW  
THE 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 hereon by me; and was  
duly RECORDED, in the Official Public Records of Real Property of  
Harris County, Texas on

MAR 24 1995



*Beverly R. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

203-53-1815