

**AMENDMENT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
VICTORIAN VILLAGE TOWNHOUSE CORPORATION**

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amend  
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THE STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS                   §

**FILE**

WHEREAS, Townhouse Development Company, a Limited Partnership, (the "Declarant"), executed a document entitled COVENANTS, CONDITIONS AND RESTRICTIONS FOR VICTORIAN VILLAGE TOWNHOUSE CORPORATION (the "Declaration"), which is filed in the Real Property Records of Harris County, Texas, under Film Code Nos. 536-64-4208 and is the Declaration for Victorian Village Townhouses, a townhouse community in Harris County, Texas according to the official plat of which is recorded in Volume 45 at Page 63 of the map records of Harris County, Texas; and

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WHEREAS, the Declaration created VICTORIAN VILLAGE TOWNHOUSE CORPORATION (the "Association") and set forth various covenants, conditions and restrictions governing the use and occupancy of the properties within Victorian Village Townhouses; and

WHEREAS, Article XII, Section 3. Amendment., provides that the Declaration may be amended by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners; and

WHEREAS, Section 204.008 of the Texas Property Code (the "Code") provides that an extension, addition to, or modification of the Declaration may be adopted at a meeting of the members if written notice of the meeting stating the purpose of the meeting is delivered to each owner of property in the subdivision or by a method permitted by the existing restrictions; and

WHEREAS, at a special meeting of the members, duly called and noticed pursuant to the Code and Article X, Section 2 and 3 of the Association Bylaws and for which a quorum was present, the Owners representing at least 75% of the votes of the Association by person or proxy have approved this amendment to the declaration;

NOW THEREFORE, the undersigned, representing at least 75% of the owners of the real property did approve the following amendment to the Declaration for Victorian Village Townhouses as follows:

I.

NOW THEREFORE, Article VI, Section 2. Purpose of Assessments. currently reads as follows:

Section 2. Purpose of Assessments. The assessments levied by the association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in the Property and in particular for the improvement and maintenance of the Property, services, and facilities devoted to this purpose and related to the use and enjoyment of the Common Area, and of the homes situated upon the Property. They shall include, but are not limited to, funds

for the actual cost to the Association of all taxes, insurance, repair, replacement and maintenance of the Common Area and of the maintenance of the exteriors of the Lots or Townhouses as may from time to time be authorized by the Board of Directors, and other facilities and activities including, but not limited to, mowing grass, caring for the grounds, sprinkler system, landscaping, swimming pool, recreational buildings and equipment, roofs and exterior walls of the Townhouses, carports, including roofs, garbage pickup, water and sewage service furnished to Townhouses by the Association, and other charges required by this Declaration of Covenants, Conditions and Restrictions or that the Board of Directors of the Association shall determine to be necessary to meet the primary purposes of the Association, including the establishment and maintenance of a reserve for repair, maintenance, taxes, and other charges as specified herein.

II.

NOW THEREFORE, Article VI, Section 2. Purpose of Assessments. is amended to read as follows:

Section 2. Purpose of Assessments. The assessments levied by the association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in the Property and in particular for the improvement and maintenance of the Property, services, and facilities devoted to this purpose and related to the use and enjoyment of the Common Area, and of the homes situated upon the Property. They shall include, but are not limited to, funds for the actual cost to the Association of all taxes, insurance, repair, replacement and maintenance of the Common Area and of the maintenance of the exteriors of the Lots or Townhouses as may from time to time be authorized by the Board of Directors, and other facilities and activities including, but not limited to, mowing grass, caring for the grounds, sprinkler system, landscaping, swimming pool, recreational buildings and equipment, roofs and exterior walls of the Townhouses, carports, including roofs, garbage pickup, and other charges required by this Declaration of Covenants, Conditions and Restrictions or that the Board of Directors of the Association shall determine to be necessary to meet the primary purposes of the Association, including the establishment and maintenance of a reserve for repair, maintenance, taxes, and other charges as specified herein.

The amendment to the Declaration set forth above shall be deemed to be part of and shall be interpreted in accordance with the Declaration. All provisions of the Declaration not amended 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, being the President and Secretary of the Association hereby executed this document acknowledging that the foregoing amendment to the Declaration was approved by an instrument executed and acknowledged by the owners of 75% of the owners of the real property in VICTORIAN VILLAGE TOWNHOUSE CORPORATION.

DATED this 29 day of NOVEMBER, 2009.

The undersigned have been duly authorized to execute and deliver this instrument.

VICTORIAN VILLAGE TOWNHOUSE CORPORATION  
a Texas nonprofit corporation

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a Texas nonprofit corporation

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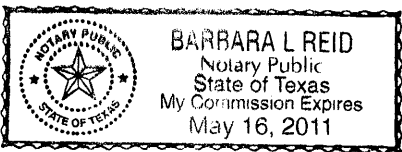
By: Sandra J. Ladner TD# 04673380  
Name: Sandra Ladner  
Title: President

By: Cassandra Jones 011-346930  
Name: Cassandra Jones  
Title: Secretary

THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

Before me, the undersigned authority, on this 29 day of November, 2009, personally appeared Sandra Ladner, President, and Cassandra Jones, Secretary, of VICTORIAN VILLAGE TOWNHOUSE CORPORATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same on behalf of the corporation.

Barbara L Reid  
Notary Public



AFTER RECORDING RETURN TO:

The Law Office of Terry H. Sears, P.C.  
9700 Richmond Avenue, Suite 222  
Houston, Texas 77042  
(713) 782-1788

2009 DEC 15 PM 1:12  
COUNTY CLERK  
HARRIS COUNTY, TEXAS  
FILED

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in the 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

DEC 15 2009



Barbara L. Reid  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.