

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COPPERFIELD MIDDLEGATE 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 Middlegate Village Section One, a subdivision in Harris County, Texas (Declaration), said Declaration being dated June 18, 1979 and recorded under File No. G140050, Film Code No. 132-83-2518 and re-recorded under File No. G181205, Film Code No. 135-82-1350 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. 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.

First International Bank in Houston, N. A., a national banking association with offices in Houston, Texas 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.

ATTEST:
B. A. Davis, Secretary
B. P. Pierce, Assistant Cashier
FRIENDSWOOD DEVELOPMENT COMPANY
By R. D. Leonard, Vice President

ATTEST:
Cynthia Mullins, Assistant Cashier
By Barry E. McFarren, Vice President
FIRST INTERNATIONAL BANK OF HOUSTON

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared [Name], 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.
[Signature]
Notary Public in and for Harris County, Texas

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Barry L. McFarren, known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of First International Bank in Houston, N.A. 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 First International Bank in Houston, N.A.

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

Notary Public in and for Harris County, Texas
[Signature]
Notary Public in and for Harris County, Texas