

Hunters Glen, Section IV Association
Reproduction of Original Documents
as of May 2023

Documents Reproduced:
CCR Amendment

Said documents were reproduced due to illegibility of original documents. To reference original documents; please see attached hereto.

AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
HUNTERS GLEN, SECTION IV, FORT BEND COUNTY, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

THIS AMMENDMENT to the Declaration made on the date hereinafter set forth by LEXINGTON DEVELOPMENT COMPANY, a Texas corporation, and all of the other undersigned owners and lienholders of the property contained within HUNTERS GLEN, SECTION IV, FORT BEND COUNTY, TEXAS.

WHEREAS, the undersigned, Lexington Development company, heretofore platted and subdivided that certain subdivision known as Hunters Glen, Section IV, a subdivision in Fort Bend County, Texas, as described in the plat recorded in Volume 22, Page 26 of the Map Records of Fort Bend County, Texas; and

WHEREAS, LEXINGTON DEVELOPMENT COMPANY did cause the Declaration of Covenants, Conditions and Restrictions of Hunters Glen, Section IV (the "Declaration") to be recorded in the office of the County Clerk of Fort Bend, Texas under Volume 823, Page 799 of the Deed Records of Fort Bend County, Texas; and

WHEREAS, the undersigned, being all of the present owners and lienholders of the property included within Hunters Glen, Section IV, Fort Bend County, Texas, desire to cause the Declaration to be amended as hereinafter set forth.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Declaration is amended in the following respects:

1. Article III, Paragraph 3.A. appearing on Page 9 of the Declaration is amended in the following respects:

"From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner the maximum annual assessment shall be increased each year above the maximum annual assessment for the previous year by a percentage equal to the increase in the Houston Consumer Price Index for the preceding calendar year, as determined by the Bureau of Labor Statistics, without a vote of the membership, provided that such increases shall not exceed ten percent per year."

2. Article III, Paragraph 3.B. appearing on page 9 of the Declaration shall be amended to read as follows:

"From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual agreement may be increased above the percentage determined in accordance with Article III, Paragraph 3.A. hereof by a vote of two – thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for that purpose."

3. The paragraph titled "Class B:" in Article IV, Paragraph 2. on Page 10 of the Declaration shall be amended to read as follows:

"Class B: Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership a cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- A. When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, including duly annexed areas, if any, or
B. December 31, 1984. "

IN WITNESS WHEREOF, the undersigned being all the property owners and lienholders of the lands in Hunters Glen, Section IV have hereunto set their hands this the 12th day of November, 1980.

LEXINGTON DEVELOPMENT COMPANY
By: (signature on original document)
Its: Vice – President

MONARCH HOMES INC.
By: (signature on original document)
Its: President

CITIBANK, N.A.
By: (signature on original document)
Its: Vice – President

See original document for notarized signatures and filing dates/stamps.

38104

COMPARED

DEED

933 PAGE 193

AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
HUNTERS GLEN, SECTION IV, FORT BEND COUNTY, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

THIS AMENDMENT to the Declaration made on the date hereinafter set forth by LEXINGTON DEVELOPMENT COMPANY, a Texas corporation, and all of the other undersigned owners and lienholders of the property contained within HUNTERS GLEN, SECTION IV, FORT BEND COUNTY, TEXAS.

WHEREAS, the undersigned, Lexington Development Company, heretofore platted and subdivided that certain subdivision known as Hunters Glen, Section IV, a subdivision in Fort Bend County, Texas, as described in the plat recorded in Volume 22, Page 26 of the Map Records of Fort Bend County, Texas; and

WHEREAS, LEXINGTON DEVELOPMENT COMPANY did cause the Declaration of Covenants, Conditions and Restrictions of Hunters Glen, Section IV (the "Declaration") to be recorded in the office of the County Clerk of Fort Bend, Texas under Volume 823, Page 799 of the Deed Records of Fort Bend County, Texas; and

WHEREAS, the undersigned, being all of the present owners and lienholders of the property included within Hunters Glen, Section IV, Fort Bend County, Texas, desire to cause the Declaration to be amended as hereinafter set forth.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Declaration is amended in the following respects:

1. Article III, Paragraph 3.A. appearing on Page 9 of the Declaration shall be amended to read as follows:

"From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner the maximum annual assessment shall be increased each year above the maximum annual assessment for the previous

DEED

933 PAGE 194

THE STATE OF TEXAS S
COUNTY OF ^{FT. BEND} ~~HARRIS~~ S

BEFORE ME, the undersigned authority, on this day personally appeared John E. Hester, President of Monarch Homes, Inc., a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of November, 1980.

(SEAL)

Notary Public in and for the State of Texas

My commission expires:

6/1/82

DUPLICATE

DEED
9:33 11/1980

year by a percentage equal to the increase in the Houston Consumer Price Index for the preceding calendar year, as determined by the Bureau of Labor Statistics, without a vote of the membership, provided that such increase shall not exceed ten percent per year."

2. Article III, Paragraph 3.B. appearing on Page 9 of the Declaration shall be amended to read as follows:

"From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above the percentage determined in accordance with Article III, Paragraph 3.A. hereof by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for that purpose."

3. The paragraph titled "Class B:" in Article IV, Paragraph 2. on Page 10 of the Declaration shall be amended to read as follows:

"Class B: Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- A. When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, including duly annexed areas, if any, or
- B. December 31, 1984."

IN WITNESS WHEREOF, the undersigned being all the property owners and lienholders of the lands in Hunters Glen, Section IV have hereunto set their hands this the 12th day of November, 1980.

DEED

933 PAGE 196

LEXINGTON DEVELOPMENT COMPANY

By: Lawrence P. Mosler

Its: Vice-President

MONARCH HOMES INC.

By: John C. Nassir

Its: President

CITIBANK, N.A.

By: Philip K. ...

Its: VICE PRESIDENT

UNRECORDED

THE STATE OF TEXAS §
COUNTY OF HARRIS §

DEED
933 197

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence R. Wheeler, Richard OF Lexington Development Company, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of November, 1980.

(SEAL)

Lisa Purvis
Notary Public in and for
the State of Texas

My commission expires:
10-19-81

LISA S. PURVIS
Notary Public in and for Harris County, Texas
My Commission Expires October 19, 1981

THE STATE OF ^{NY}TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Philip Kozlov of Citibank, N.A., a national banking association, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of such Citibank, N.A. for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25 day of November, 1980.

(SEAL)

[Signature]
Notary Public in and for
the State of ~~Texas~~ New York

My commission expires:

FILED FOR RECORD
AT 10 o'clock A. M.
DEC 5 1980
Notary Public in and for New York
Qualified in Harris County
Commission Expires March 30, 1981

Pearl Ellett
COUNTY CLERK, FORT BEND COUNTY, TEX.

Returns
Lexington Development Co.
Box 35705
Houston, Tx 77055

Duly recorded this the 8th day of December 1980 A.D. at 4:30 O'Clock P.M.
By Debra Medina Deputy
Pearl Ellett, County Clerk
Fort Bend County, Texas