

**Amendment to Declaration of Covenants, Conditions, and Restrictions of
Section 17 of Santa Fe Subdivision**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: March 5, 2025, but to be effective as of September 20, 2023

Declarant: Colony Ridge Development, LLC, a Texas limited liability company
P.O. Box 279
Fresno, Texas 77545

Association: Houston El Norte Property Owners Association, Inc.,
a Texas nonprofit corporation
P.O. Box 1920
Conroe, Texas 77305

The Restrictive Covenants to be amended are described in the following documents:

1. a Declaration of Covenants, Conditions and Restrictions of Section 17 of Santa Fe Subdivision, filed for record under Clerk's File No. 2023039598, of the Official Public Records of Liberty County, Texas, and any other amendments and corrections thereto (all referenced as the "Prior Declaration").

Property: SANTA FE, SECTION SEVENTEEN (17), according to the map or plat thereof, recorded under Clerk's File No. 2023039555, of Official Public Records of Liberty County, Texas.

Recitals

WHEREAS, this Amendment to Prior Declarations is made on the date hereinafter set forth by the Declarant in compliance with all voting requirements of Prior Declaration and Texas law;

WHEREAS, Pursuant to the Prior Declarations, Declarant may unilaterally amend the Prior Declarations at any time prior to the Control Transfer Date. The Control Transfer Date, as defined in the Prior Declarations, has not yet occurred. The Declarant desires to amend the Prior Declarations as more particularly set forth below:

WHEREAS, this Amendment is executed pursuant to and in compliance with the amendment requirements of the Prior Declaration; and

WHEREAS, the Declarant desires to amend the Prior Declaration to amend the driveway requirements for all residences in the Subdivisions.

Amendment

The Prior Declaration is amended as follows:

1. "Non Mobile Home Lots" may not use pervious materials for the driveway. Driveways must be paved. Driveways must be completed at the same time as the completion of the construction of the house. It is the responsibility of the Owner to pay for and have constructed and maintain the Driveway that ties into the Apron. The integrity of the curb must be kept in good condition, damage to the curb will be the responsibility of the property owner.
2. "Mobile Home Lots" may use pervious materials to construct the driveway. It is the responsibility of the Owner to pay for and have constructed and maintain the Driveway that ties into the Apron. The Driveway can be a pervious surface. Pervious materials that are allowed for a driveway: limestone base, crushed concrete, or stone pavers.

Except as written in this Amendment, the Prior Declaration is in all respects ratified and confirmed, and the Prior Declaration and this Amendment shall be read and construed as one and the same instrument. All terms and conditions in the Prior Declaration which is not modified by this Amendment shall remain in full force and effect and shall be interpreted to coincide with the terms and provisions of this Amendment. In the event any terms or conditions in this Amendment conflict with the terms and conditions of the Prior Declaration, the terms and conditions of this Amendment shall prevail.

DECLARANT:

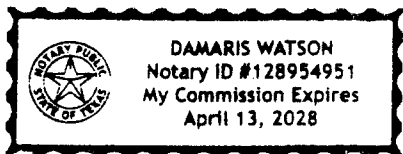
COLONY RIDGE DEVELOPMENT, LLC, a Texas limited liability company, by its Manager T-REX MANAGEMENT, INC., a Texas corporation

By: [Signature]
John Harris, President

THE STATE OF TEXAS)

COUNTY OF Montgomery)

This instrument was acknowledged before me on the 3rd day of March, 2025, by John Harris, President of T-REX MANAGEMENT, INC., a Texas corporation, as Manager of COLONY RIDGE DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said company.



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

**THE STATE OF TEXAS
COUNTY OF LIBERTY**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2025009485 RESTR
03/07/2025 10:13:44 AM Total Fees: \$33.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas