

**Restated and Corrected Amendment to Declaration of Covenants, Conditions, and
Restrictions of Property Subject to
Houston El Norte Property Owner's Association, Inc.**

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 FILLED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

(This Restated Amendment is made as a correction and substitution of the Amendment titled "Amendment to Declaration of Covenants, Conditions, and Restrictions of All Property Subject to Houston El Norte Property Owner's Association, Inc." ("Corrected Amendment") dated July 31, 2022, and recorded in Clerk's File No. 2022048950, of the Official Public Records of Liberty County, Texas, and recorded in Clerk's File No. 2022121968, of the Official Public Records of Montgomery County, Texas, to correct the following incorrect information: the affected subdivisions were listed incorrectly on the Corrected Amendment. Other than the stated correction, this Restated Amendment is intended to restate in all respects the Corrected Amendment, and the effective date of this correction relates back to the effective date of the Corrected Amendment.)

Date: February 20, 2023, but to be effective as of July 31, 2022

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. All Declarations of Covenants, Conditions and Restrictions of the subdivisions shown below that are subject to the control of the Houston El Norte Property Owner's Association, Inc. filed for record in the Official Public Records of Liberty County, Texas and Montgomery County, Texas (includes all amendments and supplements thereto) (hereafter referred as the "Prior Declarations").

Property: Sections 7 and 8, of **Grand San Jacinto** subdivision filed for record in the Official Public Records of Liberty County, Texas and Montgomery County, Texas (excluded from the Property are Lots 50 to 57, Block 2, Section 1 and Lot 172, Block 5, Section 1 and Lots 803 to 806, Block 22, Section 3, and Lots 916 to 926, Block 25, Section 3, and Lots 3551, 3552, 3586 to 3600, Section 7, all of Grand San Jacinto.);

Sections 2, 3 and 4, of **Camino Real** subdivision filed for record in the Official Public Records of Liberty County, Texas (excluded from the Property are Lots 1 to 23, Block 1, Section 2 and Lots 50 to 78, Block 3, Section 2, all of Camino Real);

All Sections of **Santa Fe** subdivision filed for record in the 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 minimum square foot requirement for all residences in the Subdivisions.

Amendment

The Prior Declarations and Property are amended as follows:

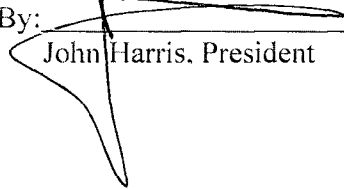
1. All residences (including mobile homes and non-mobile homes) shall contain not less than seven hundred (700) square feet unless otherwise approved by the Committee. Any Residence or Structure requires approval of the Board/ACC before construction begins. All residences must be kept in good repair and must be painted when necessary to

preserve their attractiveness.

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.

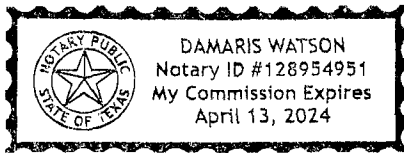
DECLARANT:

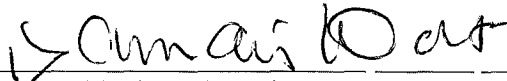
COLONY RIDGE DEVELOPMENT, LLC, a Texas limited liability company, by its Manager T-REX MANAGEMENT, INC., a Texas corporation

By:  _____
John Harris, President

THE STATE OF TEXAS)
COUNTY OF Montgomery)

This instrument was acknowledged before me on the 20th day of February, 2023, 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.




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.

2023009290 RESTR
02/21/2023 01:05:20 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas