

**First Designation of Lots Pursuant to  
Declaration of Covenants, Conditions, and  
Restrictions of Section 15 of Santa Fe**

**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 28, 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 15 of Santa Fe Subdivision, filed for record under Clerk's File No. 2023006069, of the Official Public Records of Liberty County, Texas (the "Prior Declarations").

**Property:** SANTA FE, SECTION FIFTEEN (15), according to the map or plat thereof, recorded under Clerk's File No. 2023006068, a subdivision of 383.873 acres of land, located in the James Humphries Survey, Abstract No. 212, being a portion out of a called 1,140.818 acre "Tract 2" as recorded under Clerk's File No. 2020-027424, of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.)

**Recitals**

WHEREAS, this First Designation of Lots Pursuant to Declaration of Covenants, Conditions and Restrictions of Section 15 of Santa Fe Subdivision 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 Section D (5) of the Prior Declarations, Declarant may unilaterally designate certain lots as Non Mobile Home Lots. The Declarant desires to amend the Prior Declarations as more particularly set forth below.

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

WHEREAS, the Declarant desires to designate lots pursuant to the Prior Declaration as Non Mobile Home Lots.

**Amendment**

The following lots are designated as follows:

1. The following lots are hereby designated as Non-Mobile Home Lots:

- a. Lot 1, Block 1,
- b. Lots 307-382, Block 2,
- c. Lots 383 and 430, Block 3,
- d. Lots 431 and 485, Block 4,
- e. Lots 486 and 511, Block 5,
- f. Lots 544 and 572, Block 7,
- g. Lots 611 and 643, Block 9,
- h. Lots 682 and 694, Block 11,
- i. Lots 695 and 715 and 716, Block 12,
- j. Lots 717 and 758-764, Block 13,
- k. Lots 765 and 825-831, Block 14,

all of SANTA FE, SECTION 15, according to the map or plat thereof, recorded under Clerk's File No. 2023006068, of the Official Public Records of Liberty County, Texas (being "Non-Mobile Home Lots"); and

2. The Non-Mobile Home Lots will be restricted as shown in the Prior Declaration.

Except as written in this Designation, the Prior Declaration is in all respects ratified and confirmed, and the Prior Declaration and this Designation 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 Designation shall remain in full force and effect and shall be interpreted to coincide with the terms and provisions of this Designation. In the event any terms or conditions in this Designation conflict with the terms and conditions of the Prior Declaration, the terms and conditions of this Designation shall prevail.

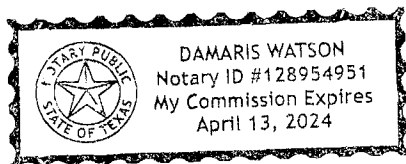
DECLARANT:

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 28<sup>th</sup> day of March, 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.



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

**AFTER RECORDING RETURN TO:**  
Law Office of Beard & Lane, P.C.  
10611 Grant Road  
Houston, Texas 77070  
Telephone: (281) 897-8848  
Email: [brent@beardlane.com](mailto:brent@beardlane.com)

**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.

2023014339 RESTR  
03/28/2023 01:19:59 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas