

**First Designation of Lots Pursuant to
Declaration of Covenants, Conditions, and
Restrictions of Section 20 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: February 5, 2024

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 20 of Santa Fe Subdivision, filed for record under Clerk's File No. 2023050500 and corrected under Clerk's File No. 2024000962, of the Official Public Records of Liberty County, Texas (the "Prior Declaration").

Property: SANTA FE, SECTION TWENTY (20), according to the map or plat thereof, recorded under Clerk's File No. 2023050456, a subdivision of 158.198 acres of land, being located in the Ann Holshousen Survey, Abstract No. 208 and the Thomas E. Foster Survey, Abstract No. A-929 (A-158), being the remainder of a called 269.05 acre tract as recorded under Clerk's File No. 2019-023884, of Official Public Records of Liberty County, Texas ("O.P.R.L.C.T."), and replat of a portion of Reserve Rd in Block 65 of Santa Fe Section 13, according to the plat thereof, recorded under Clerk's File No. 2022-007899 O.P.R.L.C.T. and being all of Reserve X5 in Block 107 of Santa Fe Section 14, according to the plat thereof, recorded under Clerk's File No. 2022-041731 O.P.R.L.C.T.

Recitals

WHEREAS, this First Designation of Lots Pursuant to Declaration of Covenants, Conditions and Restrictions of Section 20 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. Lots 1-12, 139-192, Block 1,
 - b. Lots 241-246 Block 2,
 - c. Lots 282-287, Block 3,
 - d. Lots 319-324, Block 4,
 - e. Lots 354-358, Block 5,
 - f. Lots 702-710, Block 10,
 - g. Lots 725-743, Block 11.

all of SANTA FE, SECTION 20, according to the map or plat thereof, recorded under Clerk's File No. 2023050456, 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.

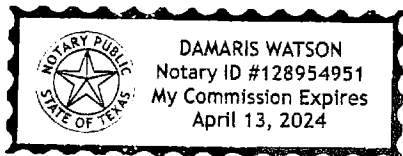
DECLARANT:

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 5th day of February, 2024, 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

**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.

2024005039 RESTR
02/06/2024 03:36:08 PM Total Fees: \$33.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas