

FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CLIFFS AT SOUTH SHORE

STATE OF TEXAS)
COUNTY OF MONTGOMERY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on October 11, 1996, VIRGIN DEVELOPMENT IV, LTD., a Texas Limited Partnership (herein and therein referred to as "Developer"), executed that certain Declaration of Covenants, Conditions and Restrictions, for The Cliffs at South Shore, (hereinafter referred to as the "Original Restrictions"), filed for record under County Clerk's File No. 9664241, in the Real Property Records of Montgomery County, Texas; and,

WHEREAS, the Developer desires to amend the Original Restrictions to clarify and correct any conflict or ambiguity regarding the dwelling size to include waterfronts lots in the furtherance of the general scheme of the development; and,

NOW, THEREFORE, in consideration of the Premises, the Original Restrictions are hereby modified and amended by the Developer, as follows:

I.

Section 4 of Article III on page 4 of the Original Restrictions (recorded under Clerk's File No. 9664241 in the Real Property Records of Montgomery County, Texas) is hereby modified and amended to read as follows:

Section 4. Dwelling Size. The minimum square footage of the total living area of the main residential structure, exclusive of open porches, garages and/or carports, and servants quarters, shall be as follows:

"The Cliffs at South Shore" All lots - The minimum living area of a one (1) or one and one-half (1 1/2) story residential structure shall be 2,000 square feet. The minimum living area of a two (2) or two and one-half (2 1/2) story residential structure shall be 2,150 square feet with the first story being no less than 1,450 square feet of living area.

Except as hereinabove modified, the Original Restrictions, as amended, remain unchanged and continue in full force and effect, binding within the Subdivision in accordance with their terms and provisions.

Executed on this 23rd day of October, 1996.

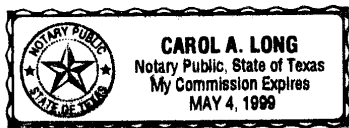
VIRGIN DEVELOPMENT IV, LTD.,
a Texas Limited Partnership
d/b/a THE CLIFFS AT SOUTH SHORE

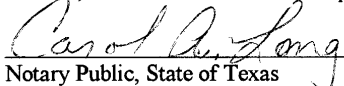
BY: BOFEMCO, INC.
a Texas Corporation as General Partner

BY: 
STEVE BOWEN, President

STATE OF TEXAS
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 23rd day of October, 1996, by Steve Bowen, President of BOFEMCO, INC., a Texas Corporation, as General Partner of Virgin Development IV, Ltd., d/b/a The Cliffs at South Shore, a Texas Limited Partnership.




Notary Public, State of Texas

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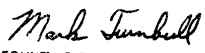
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS


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STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the official Public Records of Real Property of Montgomery County, Texas.

OCT 24 1996




COUNTY CLERK
MONTGOMERY COUNTY, TEXAS