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285345

DEEDS

AMENDMENTS TO RESTRICTIONS

SEVEN COVES, SECTION ONE

THE STATE OF TEXAS X

COUNTY OF MONTGOMERY X

WHEREAS, on the 6th day of December, 1971, FIRST REALTY INVESTMENT CORPORATION and HOUSTON FIRST SAVINGS ASSOCIATION executed certain building restrictions in connection with a certain subdivision known as SEVEN COVES, SECTION ONE; and

WHEREAS, said restrictions were placed of record in Volume 756, Page 643 of the Deed Records of Montgomery County, Texas; and

WHEREAS, in Paragraph #4 of said restrictions, the figure of 10% was used in the second sentence, and the figure of 8 feet was used in the third sentence, both of which figures are in error.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT the undersigned do hereby amend and correct said restrictions as to Paragraph 4 and that said paragraph will now read as follows:

> No building shall be located on any lot nearer to the front line or nearer to the street side line than the minimum building setback line shown on the recorded plat. The side lot building line shall be five percent (5%) of the width of the lot at the frontmost point on which the improvements are positioned. However, on lots other than lake front lots the garage may be located a minimum of three (3) feet from an interior property line. No garage or carport shall face or open to the street at less than a ninety degree (90°) angle unless the garage is located sixty (60) feet or more from the front property line. For purposes of this restriction eaves, steps and unroofed terraces shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of the construction on a lot to encroach upon another lot.

AND WHEREAS, the undersigned do hereby amend and correct said restrictions to contain the following additional paragraph:

ELECTRICAL POWER SERVICE

Each lot on which a dwelling structure is located shall be subject to a monthly charge of $0.50 for street lighting services. This charge will be included in the monthly bill from Gulf States Utilities Company, in addition to all other charges such lot owner may incur for electric service.

Dated this 3rd day of January, 1972.

FIRST REALTY INVESTMENT CORPORATION

ATTEST: B J Pardue
Asst. Secretary

By R H Basden
Vice President

HOUSTON FIRST SAVINGS ASSOCIATION

ATTEST: O Pardue
Secretary

By Jack B Durden Jr
Lienholder

THE STATE OF TEXAS X

COUNTY OF HARRIS X

Before me, the undersigned authority, on this day personally appeared R. H. Basden, Vice President of First Realty Investment Corporation, a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of January, 1972.

Bertie Sue Ford
Notary Public in and for
Harris County, Texas

THE STATE OF TEXAS X

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COUNTY OF HARRIS X

Before me, the undersigned authority, on this day personally appeared Jack B. Burka Jr. Vice President of Houston First Savings Association, a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3 day of January, 1972.

Mary L. Aycock

Notary Public in and for
Harris County, Texas

FILED FOR RECORD

AT 2 O'CLOCK 8 M.

APR 1 1972

ROY HARRIS, Clerk
County Court, Montgomery Co., Tex.
By Irene Wigfall Deputy