



AFTER RECORDING RETURN TO:

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**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR NORTHPARK WOODS**

[MONTGOMERY COUNTY, TEXAS]

Declarant: CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company

Cross reference to Declaration of Covenants, Conditions and Restrictions for Northpark Woods,
recorded as Document No. 2018107844 in the Official Public Records of Montgomery County, Texas.

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
NORTHPARK WOODS**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Northpark Woods (the "Amendment") is made by CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company ("Declarant") as follows:

RECITALS

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Northpark Woods, recorded under Document No. 2018107844 in the Official Public Records of Montgomery County, Texas (the "Declaration").

B. Pursuant to *Section 9.03* of the Declaration, the Declaration may be amended by Declarant acting alone and unilaterally.

C. Declarant desires to amend the Declaration as set forth hereinbelow.

NOW, THEREFORE, Declarant hereby amends and modifies the Declaration as follows:

1. **Fences.** *Section 3.03(c)* of the Declaration is hereby deleted in its entirety and replaced as follows:

(c) No wall, fence, or hedge in excess of six feet (6') in height shall be erected and maintained on a side lot line from a point located at the rear exterior corner of the main residential structure, backward to the rear property line on a Lot.

2. **Roofing.** The first sentence of *Section 3.06* of the Declaration is hereby deleted in its entirety and replaced as follows:

3.06 Roofing. The roofs of all buildings shall be constructed or covered with fiberglass shingles of a weathered wood color or other color approved by the ACC.

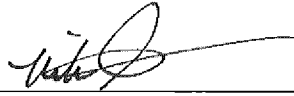
3. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the 26 day of August, 2019.

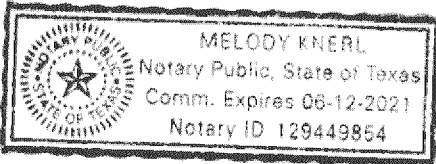
DECLARANT:

CENTURY LAND HOLDINGS OF TEXAS, LLC,
a Colorado limited liability company

By: 
Name: MIKE SHUPING
Title: PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 26th day of August, 2019, by Mike Shuping, President of Century Land Holdings of Texas, LLC, a Colorado limited liability company, on behalf of said limited liability company.



(SEAL)


Notary Public Signature

E-FILED FOR RECORD

08/26/2019 12:11PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

08/26/2019



County Clerk
Montgomery County, Texas