

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRIGHTON RIDGE

STATE OF TEXAS §
COUNTY OF MONTGOMERY §
KNOW ALL PERSONS BY THESE PRESENTS:

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRIGHTON RIDGE (this "Amendment") is made as of the 16th day of April, 2001, by CRIGHTON RIDGE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association"), and CENTENNIAL HOMES, INC., a Texas corporation (the "Declarant").

WITNESSETH:

WHEREAS, on July 27, 1998, Declarant executed a Declaration of Covenants, Conditions and Restrictions for Crighton Ridge (the "Declaration"), and the same was filed for record on even date therewith, under Clerk's File No. 9856067 in the Real Property Records of Montgomery County, Texas, and rerecorded under Montgomery County Clerk's File No. 9871852, and affecting covering certain property in Montgomery County, Texas, as more particularly described therein (the "Property");

WHEREAS, the Declaration provides that the Declaration may be amended in whole or in part by any instrument executed by the President of the Association when approved by Members (as defined in the Declaration) entitled to cast not less than seventy-four percent (74%) of the aggregate of the votes of all Members of the Association;

WHEREAS, Declarant, as of the date hereof, is entitled to cast more than seventy-four percent (74%) of the aggregate of the votes of all Members of the Association and executes this Amendment for the sole purpose of evidencing its consent to the terms contained herein.

NOW, THEREFORE, the Declaration is hereby amended as follows (capitalized words and terms not otherwise defined herein shall have the same meaning as set forth in the Declaration):

1. In Article II, Section 2.3 of the Declaration, the third and fourth sentences of such section are hereby deleted in their entirety and replaced with the following:

"All sanitary sewer systems shall be "on-site sewage facilities" or conventional sanitary sewage collection systems that are approved by the Texas Natural Resources Conservation Commission and the installer of such systems shall provide a two (2) year maintenance agreement as part of the cost of installation. Each Owner shall be solely responsible for the proper inspection, repair and

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maintenance of the sanitary system on each Lot during and after the initial two (2) year maintenance provided by the installer. Further, each Owner shall also be solely responsible for such on-site sewer system's compliance with state and county health regulations during and after the expiration of such two (2) year maintenance period."

2. Article IV, Section 4.7 is hereby deleted in its entirety and replaced with the following:

"4.7 Detached Buildings. No garage or outbuilding may be used for human occupancy or rental purposes without the prior written consent of the Modifications Committee, which consent may be withheld in the Modifications Committee's sole and absolute discretion; provided, however, that occupiable quarters above detached garages may be constructed and inhabited by no more than two persons. For purposes hereof, an "outbuilding" shall be any building or structure that is not part of and architecturally integrated into the Living Unit, other than a garage. No permitted outbuilding, if any, shall exceed twelve feet (12') in height; provided, however, that such twelve foot height restriction shall not apply to any detached garage (which shall, instead, be governed by the height restriction in Section 5.6 of this Declaration)."

3. In Article V, Section 5.2 of the Declaration, the first sentence of such section is hereby deleted in its entirety and replaced with the following:

"No building or other improvements shall be located on any Lot nearer to the street than the building setback line shown on the Plat recorded by Declarant."

4. In Article V, Section 5.3, is hereby deleted in its entirety and replaced with the following:

"5.3 Detached Building Locations. Any permitted outbuilding of any kind (per Section 4.7, not including detached garages or detached garages with quarters), shall be located at least one hundred thirty (130) feet from the property line fronting the street that the Lot has as a street address, unless prior written approval of a variance is given by the relevant Architectural Committee."

5. In Article V, Section 5.5, the following sentence shall be added after the first sentence of such section:

"Further, no wall, fence or hedge, as described herein, shall be constructed through, across or on any pipeline easement that affects a Lot."

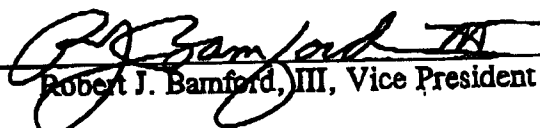
6. Except as amended hereby, the Declaration is and remains in full force and effect in accordance with its original terms.

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EXECUTED as of the date first set forth above.

ASSOCIATION:

**CRIGHTON RIDGE HOMEOWNERS
ASSOCIATION, INC.**

By: 
Robert J. Bamford, III, Vice President

DECLARANT:

CENTENNIAL HOMES, INC.

By: 
Robert J. Bamford, III, Assistant Secretary

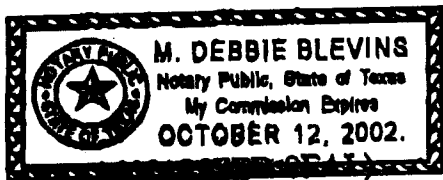
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THE STATE OF TEXAS

COUNTY OF Montgomery

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This instrument was acknowledged before me on the 16th day of April, 2001, by Robert J. Bamford, III, Vice President of CRIGHTON RIDGE HOMEOWNERS ASSOCIATION INC., a Texas non-profit corporation, on behalf of said corporation.



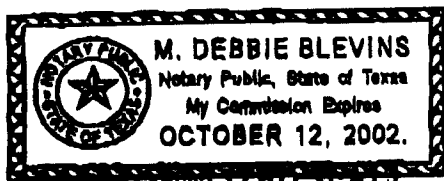
M. Debbie Blevins
Notary Public in and for the State of Texas

THE STATE OF TEXAS

COUNTY OF Montgomery

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This instrument was acknowledged before me on the 16th day of April, 2001, by Robert J. Bamford, III, Assistant Secretary of CENTENNIAL HOMES, INC., a Texas corporation, on behalf of said corporation.



M. Debbie Blevins
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

Patrick O. Hayes, Esq.
Boyar & Miller, P.C.
4265 San Felipe, Suite 1200
Houston, Texas 77027

RECORDED RECORD
01 APR 16 PM 2:49
MARA L. WHEELER, CO. CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

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

APR 16 2001



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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