

FIRST AMENDMENT
to
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
for
WOODRIDGE FOREST, SECTIONS TWO (2) AND THREE (3)

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, WR FOREST, LLC, a Texas limited liability company ("**Declarant**"), caused the "Declaration of Covenants, Conditions and Restrictions for Woodridge Forest, Sections Two (2) and Three (3)" (the "**Declaration**") to be recorded in the Official Public Records of Real Property of Montgomery County, Texas, on March 13, 2012 under Clerk's File No. 2012022257; and

WHEREAS, Article X, Section 2A, of the Declaration provides that the Declaration may be amended unilaterally, at any time, by Declarant, to correct any error or omission or to clarify any ambiguity therein; and

WHEREAS, the provisions of Article VI, Section 4(a), of the Declaration, entitled "**Passenger Vehicles**", are ambiguous as they relate to vehicles permitted on a Lot; and

WHEREAS, the provisions of Article VI, Section 6, of the Declaration, entitled "**DISPOSAL OF TRASH**", are ambiguous as they relate to the maintenance and visibility of garbage, trash and containers; and

WHEREAS, Declarant desires to amend the Declaration to clarify the ambiguities in Article VI, Sections 4(a) and 6, relating to vehicles and garbage and trash, respectively;

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

1. Article VI, Section 4(a), of the Declaration, entitled "**Passenger Vehicles**", is amended and restated to read as follows:

(a) Passenger Vehicles. Except as hereinafter provided, no Owner, lessee, tenant or occupant of a Lot, including all persons who reside with such Owner, lessee or occupant of a Lot may park, keep or store a vehicle on the Lot which is visible from a Street in the subdivision or any neighboring Lot other than a passenger vehicle or pick-up truck and then only if parked on the driveway for a period not exceeding forty-eight (48) consecutive hours. For purposes hereof, the terms "**passenger vehicle**" and "**pick-up truck**" are limited to operable vehicles (a) which display a license plate issued by the State of Texas or which, if displaying a license plate issued by another state, would be eligible to obtain a vehicle license plate from the State of Texas and (b) which display a current registration sticker issued by the Texas Department of Motor Vehicles. The term

"passenger vehicle" is further limited to a sport utility vehicle used as a family vehicle (whether or not the sport utility vehicle displays a passenger or truck license plate or current registration sticker). The term "pick-up truck" is further limited to a one (1) ton capacity pick-up truck.

No inoperable vehicle of any kind may be parked, kept or stored (a) on a Lot if visible from a Street in the subdivision or any neighboring Lot or (b) on a Street. As used herein, a vehicle is deemed to be inoperable if it does not display all required current permits and licenses, it is on a jack or does not have fully inflated tires, it is covered by a tarp, or it is not otherwise capable of being legally operated on a public street or right of way.

2. The second sentence of Article VI, Section 6, of the Declaration, entitled "DISPOSAL OF TRASH", is amended and restated to read as follows:

No garbage or trash, or garbage or trash container, may be maintained on a Lot if visible from any Street in the subdivision or a neighboring Lot except during a period to make the trash available for collection, and then only on the day of such collection.

Unless otherwise provided herein, capitalized terms used herein have the same meanings as that ascribed to them in the Declaration.

Except as amended herein, all provisions in the Declaration remain in full force and effect.

Executed on the date(s) set forth below, to be effective upon recording in the Official Public Records of Real Property of Montgomery County, Texas.

Declarant:

WR FOREST, LLC
a Texas limited liability company

By: CATHEXIS CAPITAL, LLC
a Texas limited liability company,
its Sole Member

By: 

Name: F. Sandps

Title: VP Finance & Accounting

THE STATE OF TEXAS

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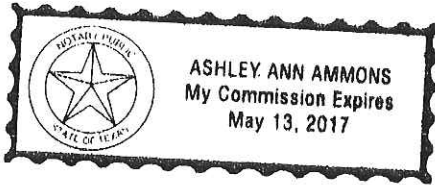
COUNTY OF Harris

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BEFORE ME, the undersigned notary public, on this 19 day of JULY, 2016 personally appeared Fran Jandjet, VPattinane & aut. of CATHEXIS CAPITAL, LLC, a Texas limited liability company, the Sole Member of WR FOREST, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Ashley Ann Ammons
Notary Public in and for the State of Texas



Return to:
Rick S. Butler
ROBERTS MARKEL WEINBERG BUTLER HAILEY, PC
2800 Post Oak Blvd., Suite 5777
Houston, Texas 77056

E-FILED FOR RECORD

07/22/2016 11:11AM



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.

07/22/2016



County Clerk
Montgomery County, Texas