

**SUPPLEMENTAL AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
RIATA RANCH, SECTION FIVE**

(REGARDING FENCES AND SHRUBBERY)

This Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Riata Ranch, Section Five ("Supplemental Amendment") is made by the undersigned, being the current Lot Owners and Members of the Riata Ranch Homeowners Association, a Texas Non-Profit Corporation ("Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Riata Ranch, Section Five filed of record on December 2, 1998 under Clerk's File No. T413022 in the Official Property Records of Harris County, Texas for that certain property known as Riata Ranch, Section Five, a subdivision in Harris County, Texas, according to the map or plat thereof filed of record in Film Code 398044 of the Map Records of Harris County, Texas ("Declaration"); and

WHEREAS, Article XI, Section 11.1 of the Declaration states that the Declaration may be amended at any time by an instrument signed those Owners owning at least two-thirds (2/3rds) of the Lots within the Subdivision.

WHEREAS, the Association and Owners desire to amend the following Declaration provisions with regard to Walls and Fences so that Owners will be responsible for maintaining and repairing them and also to provisions regarding Grass, Shrubbery and Landscaping to allow removal of certain oak trees causing damage to sidewalks, driveways and lots.

NOW THEREFORE, Article V, Section 5.8 of the Declaration shall be amended to state:

SECTION 5.8.GRASS, SHRUBBERY AND LANDSCAPING - Prior to sale thereof, each Lot with a residence thereon shall be sodded with grass and all areas visible from any street shall be landscaped with Shrubbery of the types and quantities approved by the Architectural Control Committee. All grass and shrubbery shall be maintained by the Owner of the Lot. Failure by the Owner to maintain a Lot in a reasonable manner shall give a right to the Association to enter the property for purposes of yard maintenance including mowing of grass and trimming of trees and charge the Owner all costs attributable thereto. Each Lot may have live container grown oak trees every twenty five (25') feet of street frontage of a minimum one and one half (1½") inch caliper when planted, and which may be removed, but only with Architectural Control Committee Approval. These trees shall be located an equal distance from the street curb. Additionally, a minimum of two (2) container grown or machine transplanted trees with a minimum caliper of three (3) inches are required in the front yard of each residence.

NOW THEREFORE, Article V, Section 5.15 of the Declaration shall be amended to state:

SECTION 5.15. WALLS AND FENCES - The construction of walls and fences to a maximum of six (6) feet, (including the location thereof) by Owners shall be subject to approval by the Architectural Control Committee in accordance with the provisions of this Declaration and any Minimum Construction Standards.

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The Owner shall be responsible for maintaining and repairing all walls and fences. No chain link or other wire fencing will be allowed. All fences on corner lots shall be six foot (6') with a two (2') foot by six (6') foot cedar cap. All other fencing shall be "good neighbor" fencing.

With the exception of the above paragraphs, in all other aspects the Declaration referenced herein shall remain in full force and affect as originally written. This instrument shall become effective upon the Owners written consent and recordation of this instrument in the Official Property records of Harris County.

Executed this the 22nd day of April, 2019.

Chris Riley
By: Chris Riley, President
Riata Ranch Homeowners Association

I, Sabrina Searcy, Treasurer of the Riata Ranch Homeowners Association do hereby certify that this Supplemental Amendment to the Declaration has been approved by the proper written consent of the Owners.

Sabrina Searcy
By: Sabrina Searcy, Treasurer

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Sabrina Searcy, the Treasurer of the Riata Ranch Homeowners Association known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of April, 2019.

Hannah Lowry
Notary Public - State of Texas

AFTER RECORDING RETURN TO:
c/o Crest Management, Inc.
17171 Park Row Suite 310
Houston, TX 77084



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Pages 3
06/24/2019 01:30 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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