

**SECOND AMENDMENT TO
AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
BRIDLECREEK**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, C.C. Kluge 51.95, L.P., a Texas limited partnership (“**Declarant**”), caused the instrument entitled “Declaration of Covenants, Conditions and Restrictions for Bridlecreek” (the “**Original Declaration**”) to be recorded in the Official Public Records of Real Property of Harris County, Texas on October 12, 2016 under Clerk’s File No. RP-2016-461375, which instrument imposes various covenants, conditions, restrictions, liens and charges on the following real property:

Bridlecreek, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film No. 679581 of the Map Records of Harris County, Texas

and,

WHEREAS, C.C. Kluge 51.95, L.P., as Declarant, caused the “Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bridlecreek” (the “**Declaration**”) to be recorded in the Official Public Records of Harris County, Texas on June 16, 2017 under Clerk’s File No. RP-2017-268432, which instrument amended and restated the Original Declaration in its entirety; and

WHEREAS, C.C. Kluge 51.95, L.P., as Declarant, caused the Declaration to be amended by instrument entitled “First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bridlecreek” and recorded in the Official Public Records of Harris County, Texas on December 20, 2019 under Clerk’s File No. RP-2019-562944; and

WHEREAS, the Declaration provides that for a period of twenty (20) years after the Declaration is recorded, Declarant has the authority to amend the Declaration without the joinder or consent of any other party so long as an amendment does not materially and adversely affect the substantive rights of the Lot Owners; and

WHEREAS, Declarant desires to amend the Declaration in a manner that does not materially and adversely affect any substantive rights of the Lot Owners;

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NOW, THEREFORE, C.C. Kluge 51.95, L.P., as Declarant, hereby amends the Declaration as follows:

Article II, Section 2.1.I., of the Declaration, entitled "**Animals**", is amended to read as follows:

I. **ANIMALS.** No animals, other than a reasonable number (in the aggregate) of generally recognized house or yard pets, may be maintained on a Lot and then only if they are kept thereon solely as domestic pets and not for commercial purposes. Provided that, in no event may more than two (2) dogs and two (2) cats be kept on a particular Lot. Provided further that, no waterfowl or poultry of any kind may be kept on a Lot. A Vietnamese potbelly pig is hereby declared not to be a generally recognized house or yard pet and is prohibited. No exotic animal or breed of animal that is commonly recognized to be inherently aggressive or vicious toward other animals and/ or humans is permitted in the Community. **ALL TYPES OF TERRIERS THAT ARE COMMONLY RECOGNIZED AS BEING "PIT BULLS", DOBERMAN PINSCHERS AND ROTTWEILERS ARE BREEDS OF DOGS THAT ARE INHERENTLY AGGRESSIVE OR VICIOUS AND, THEREFORE, ARE PROHIBITED IN THE COMMUNITY.** No unleashed dog is permitted on a private street or other Common Area in the Community. Each dog must be kept either in the Residential Dwelling or other Improvement on the Lot or in a yard fully enclosed by a fence. An "invisible" fence that controls dogs through underground electrical wiring is an acceptable method of maintaining a dog in the yard of a Lot but only if the invisible fence effectively confines the dog(s) of the Owner or occupant of the Lot within the yard of the Lot. One instance in which a dog leaves a Lot despite the existence of an invisible fence constitutes a determination that the invisible fence does not effectively confine the dog, in which event the invisible fence is deemed to no longer be an acceptable method of confining the dog. No animal is allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of an animal may be constructed or placed on a Lot if visible from a private street or other Common Area in the Community or a neighboring Lot at ground level without the prior written consent of the Architectural Review Committee. The Board has the authority to determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular animal is a generally recognized house or yard pet (with the exception of a Vietnamese potbelly pig which is declared in this Section not to be a generally recognized house or yard pet and waterfowl and poultry which

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are prohibited), an exotic animal, an inherently aggressive or vicious animal (with the exception of the breeds that are prohibited per this Section), or a nuisance, or whether the aggregate number of animals kept on a Lot is reasonable, and its reasonable, good faith determination will be conclusive and binding on all parties.

Capitalized terms used herein have the same meanings as that ascribed to them in the Declaration, unless otherwise indicated.

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

Executed on the date set forth below, to become effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

DECLARANT:

C.C. Kluge 51.95, L.P.,

a Texas limited partnership

By: C.C. Kluge 51.95 GP, L.L.C.,
a Texas limited liability company
its General Partner

By: [Signature]

Printed: Jerry Hlozek

Its: Director

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jerry Hlozek, Director of C.C. Kluge 51.95 GP, L.L.C., General Partner of C.C. Kluge 51.95, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of November 2020.

Kathy C. Counce
Notary Public in and for the State of Texas



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11/11/2020 11:18 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$26.00

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.



COUNTY CLERK
HARRIS COUNTY, TEXAS

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