

**FOURTH 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, C.C. Kluge 51.95, L.P., as Declarant, caused the Declaration to be amended by instrument entitled “Second 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 November 11, 2020 under Clerk’s File No. RP-2020-551507; and

WHEREAS, C.C. Kluge 51.95, L.P., as Declarant, caused the Declaration to be amended by instrument entitled “Third 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 February 10, 2021 under Clerk’s File No. RP-2021-74470; and

RP-2021-274063

WHEREAS, the Declaration, as amended, 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;

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

1. Article II, Section 2.1.P., of the Declaration, entitled "Traffic; Parking", is added to the Declaration to read as follows:

P. TRAFFIC; PARKING. The Board of Directors is authorized to adopt and amend Rules and Regulations related to traffic and parking within the Community. Each person who operates a vehicle of any kind within the Community must strictly comply with any Rules and Regulations governing traffic and parking adopted by the Board and duly recorded in the Official Public Records of Real Property of Harris County, Texas, which Rules and Regulations will have the same force and effect as if set forth in the Declaration.

2. Article IV, Section 4.1, of the Declaration, entitled "Architectural Review Committee", is amended to read as follows:

SECTION 4.1. ARCHITECTURAL REVIEW COMMITTEE. The Architectural Review Committee will consist of three (3) members. During the Development Period, Declarant has the exclusive right to appoint all three (3) members of the Architectural Review Committee. Thereafter, the Board has the right to appoint all members. During the Development Period, members of the Architectural Review Committee may, but need not be, Members of the Association. After the expiration of the Development Period, except as provided in Section 4.8 of the Declaration, members of the Architectural Review Committee must be Members of the Association. Members of the Architectural Review Committee appointed by Declarant may be removed at any time and will serve until resignation or removal by Declarant. Members of the Architectural Review Committee appointed by the Board may be removed at any time by the Board, and will serve for such term as may be designated by the Board or until resignation or removal by the Board.

3. Article IV, Section 4.8, of the Declaration, entitled "Compensation of Architectural Review Committee Members", is amended to read as follows:

SECTION 4.8. COMPENSATION OF ARCHITECTURAL REVIEW COMMITTEE MEMBERS. Except as otherwise provided in this Section 4.8, members of the Architectural Review Committee are entitled to reimbursement for reasonable expenses incurred by them in the performance of their duties as the Board may authorize or approve, but they may not otherwise be compensated by the Association. The Board of Directors is authorized to engage the Association's managing agent, an architect or another third party to assist in the review of Plans for proposed Improvements. If a third party is engaged by the Board to assist in the review of Plans for proposed Improvements, that person may be, but is not required to be, appointed as a member of the Architectural Review Committee whether or not that person is also a Member of the Association and that person may be compensated for his/her services, as deemed appropriate by the Board of Directors.

4. Article IX, Section 9.1, of the Declaration, entitled "Streets and Access to Community", is amended to read as follows:

SECTION 9.1. STREETS AND ACCESS TO COMMUNITY. The streets in Bridlecreek are private streets that have been conveyed by Declarant to the Association. Access to the Lots in Bridlecreek will be through an access gate on Bridlecreek Glen Drive. The use of the streets in Bridlecreek must be in strict accordance with any Rules and Regulations governing the streets adopted by the Board of Directors and duly recorded in the Official Public Records of Real Property of Harris County, Texas, which Rules and Regulations will have the same force and effect as if set forth in the Declaration.

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, as previously amended, 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.

[Signature page follows.]

RP-2021-274063

DECLARANT:

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

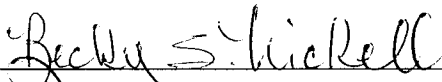
By: 

Jerry Hlozek, Director

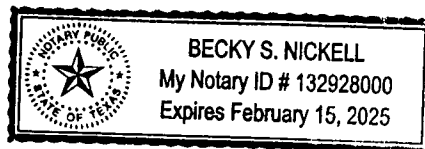
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jerry Hlozek, Director of C.C. Kluge 51.95 GP, LLC, 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 18th day of May, 2021.



Notary Public in and for the State of Texas



RP-2021-274063
Pages 5
05/18/2021 01:50 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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