

AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF TITLE 11 OF THE TEXAS PROPERTY CODE

20090441437
09/28/2009 RF3 \$85.00

AMEND
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THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Shannon Nogradi, who, being by me duly sworn to law, stated the following under oath:

"My name is Shannon Nogradi. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

(128)
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I am the Association Manager of Easton Commons Homeowners Association, a Texas Non-Profit Corporation (the "Association"). I am also a custodian for the records for the Association and I have been authorized by the Association's Board of Directors to sign this Affidavit."

The Association is a "property owners' association" as that term is defined in Title 11 of the Texas Property Code. The Association's jurisdiction includes, but may not be limited to Easton Commons, Section 2, per the maps or plats thereof heretofore recorded in the Map Records of Harris County, Texas.

lcl

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

X Amendment to Declarations of Covenants, Conditions and Restrictions for Easton Commons Homeowners Association

The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at 7170 Cherry Park Drive, Houston, Texas 77095 telephone no. 281-463-1777.

SIGNED on this the 18th day of September, 2009

Shannon Nogradi

Printed Name: Shannon Nogradi

Position Held: Association Manager

FILED FOR RECORD
8:06 AM

VERIFICATION

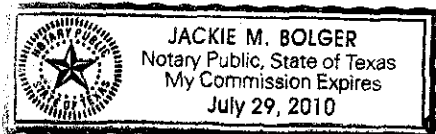
THE STATE OF TEXAS §
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COUNTY OF HARRIS §

SEP 28 2009

Debra J. Hyslop
County Clerk, Harris County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared Shannon Nogradi, who, after being duly sworn, stated under oath that he/she has read the above and foregoing Affidavit and that every factual statement contained therein is within his/her personal knowledge and is true and correct

SUBSCRIBED AND SWORN TO BEFORE ME, A Notary Public, on this the 18th day of September, 2009.



Jackie Bolger

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Mailing Address: Easton Commons HOA, % SCS Management Services, Inc. 7170 Cherry Park Drive, Houston, TX 77095

EASTON COMMONS HOMEOWNERS ASSOCIATION, INC.

**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR EASTON COMMONS HOMEOWNERS
ASSOCIATION, A TRACT OF LAND CONTAINED WITHIN EASTON COMMONS,
SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS**

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for EASTON COMMONS HOMEOWNERS ASSOCIATION (herein after referred to as the "Declaration") dated September 24, 1982 has been recorded in the Real Property Records of Harris County, Texas under Clerk's File No. H631171 and;

WHEREAS, Article VIII, Section 8.2, of the Declaration grants the right for amendments during the first twenty (20) year period by an instrument signed by not less than seventy-five percent (75%) of the Owners, and thereafter by an instrument signed by not less than fifty percent (50%) of the owners and;

WHEREAS, the first twenty (20) year period has passed it is the desire of at least fifty percent (50%) of the record owners of all the properties contained in EASTON COMMONS, SECTION TWO to amend the Declaration as it deals with fence standards;

NOW THEREFORE, WE, THE UNDERSIGNED, REFER TO EXHIBIT "A", BEING LOT OWNERS IN EASTON COMMONS SECTION TWO AND MEMBERS OF EASTON COMMONS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, do hereby vote for, adopt, approve and consent to the following amendment to the Declaration.

BE IT RESOLVED, that Article III, Section 3.14 be hereby amended to read as follows:

Fences, Planters, Hedges

No wall, fence, planter or hedge in excess of two (2) feet in height shall be erected or maintained nearer to the front Lot line than the front building line. No wall or hedge shall be more than six (6) feet high.

Fences must be of cedar construction or better. No fence shall be of wire or chain link construction. All fences must be six (6) feet, six (6) inches in height inclusive of a six (6) inch rot board with the exception of a breezeway fence which can be four (4) feet in height. Lots on the perimeter of the community may use an eight (8) foot fence on the portion of their lots facing the perimeter of the subdivision. This eight (8) foot fence will be seven and one-half (7 ½) feet with a six (6) inch rot board. All perimeter fences should be installed "picket side out" or "street side picket" to avoid unsightly public exposure of rails and posts. (Perimeter is defined as facing non-Easton Commons property). Pickets must be from four (4) to six (6) inches in width.

No object or thing shall be placed or planted on corner Lots which obstructs sight lines at elevations between two (2) and six (6) feet above the top of the street curb within the triangular area formed by the junction of street curb lines and a line connecting them at points twenty-five (25) feet from the junction of the street curb lines (or extension thereof).

Exceptions:

Corner Lot Fences: In Copperfield, corner lot fences have been allowed to cross the building line for selected lots where the building line is at an angle to the side street. In such a case, the corner fences were permitted to be roughly parallel to the side street, but no closer than the closest point on the side building line.

Except as expressly amended herein, all other provisions, terms and conditions of the Declaration shall remain in full force and effect.

STATE OF TEXAS

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COUNTY OF HARRIS

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We, the President and Secretary, of EASTON COMMONS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation do hereby certify that the attached Exhibit "A" represents at least fifty percent (50%) of the owners in Easton Commons Section Two and members of Easton Commons Homeowners Association, Inc.

EXECUTED this 15th day of September, 2009, to be effective on the date this

Instrument is recorded in the Real Property Records of Harris County, Texas.

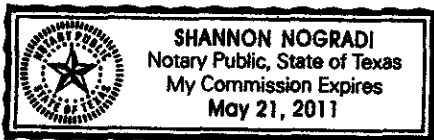
Tina Howard

Tina Howard, President

Cherry Barr

Cherry Barr, Secretary/Treasurer

BEFORE ME, the undersigned authority, on this day personally appeared Tina Howard and Cherry Park, known to me to be the persons whose names are subscribed to the foregoing document and acknowledged that they executed the same on behalf of the corporation by the authority of their office.



Shannon Nogradi

NOTARY PUBLIC

STATE OF TEXAS