

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.