

RAVENNA COMMUNITY ASSOCIATION, INC.
DECLARATION AMENDMENT REGARDING PARKING RESTRICTIONS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Ravenna Community Association, Inc. (hereinafter the “Association”) is the governing entity for Ravenna, an addition in Harris County, Texas, under Clerk’s File No. 20120445205 and Film Code No. 684292, along with the amending plats recorded under Clerk’s File Nos. 20150166610 and 2015021829, along with any replats, supplements, and amendments thereto (hereinafter the “Subdivision”); and,

WHEREAS the Association is governed by the Declaration of Covenants, Conditions, Restrictions and Easements for Ravenna, recorded in the Real Property Records of Harris County, Texas, under Clerk’s File No. 20140240694, along with any annexations, supplements, and amendments thereto (hereinafter the “Declaration”); and,

WHEREAS, pursuant to Section A9.01.1 of Exhibit “A” to the Declaration, during the Development Period, the Declarant has the sole and exclusive right, without joinder, vote, consent or any other approval of, and without notice of any kind to, the Association, the Board, the ACC, any Owner or any other Person to adopt, amend, modify, revise or repeal, from time to time and at any time, the Declaration; and,

WHEREAS, Article 7, Section 7.03.3 addresses parking and vehicle-related use restrictions applicable to the Subdivision; and,

WHEREAS, the following Lots in the Subdivision were platted and constructed so as to allow for an additional paved parking area for the exclusive use of said Lot:

- Lot 11 in Block 1 of Ravenna, commonly known as 7535 Ciano Lane, Houston, Texas 77055;
- Lot 12 in Block 1 of Ravenna, commonly known as 7539 Ciano Lane, Houston, Texas 77055;
- Lot 35 in Block 1 of Ravenna, commonly known as 1223 Castellina Lane, Houston, Texas 77055;
- Lot 80 in Block 1 of Ravenna, commonly known as 7503 Ciano Lane, Houston, Texas 77055;
- Lot 2 in Block 3 of Ravenna, commonly known as 7511 Viano Lane, Houston, Texas 77055;
- Lot 5 in Block 3 of Ravenna, commonly known as 7502 Ciano Lane, Houston, Texas 77055;

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- Lot 7 in Block 3 of Ravenna, commonly known as 7510 Ciano Lane, Houston, Texas 77055;

WHEREAS, it is necessary to amend the Declaration's parking-related restrictions to acknowledge and allow for the alternative parking regulations applicable to the above-referenced Lots; and

WHEREAS, in order to maximize the available parking space for Owners in the Subdivision, the Association has further deemed it desirable to amend the Declaration to account for specific Lots situated so as to allow for parking of Owner vehicles in the private alley behind said Lots;

WHEREAS this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification attached hereto, Declarant hereby amend the Declaration, as follows:

There shall be an Article VII, Section 7.03.3(i), entitled "Alley Parking," which shall read as follows:

Alley Parking

- (1) Lots 2 and 7 in Ravenna Block 3 (known commonly as 7511 Viano Lane and 7510 Ciano Lane, respectively) were platted and constructed to provide for an additional parking area in the immediately-adjacent private alley, which may be used by these Owners providing the following conditions are satisfied:
 - a. the owner parking in the alley owns all or a part of the property upon which the private alley is situated;
 - b. the parking area is limited to the one half of the private alley closest to the Owner parking in such alley's Lot; and
 - c. the parked vehicle is parked at least eight feet (8') back from any shared drive that intersects with the alley.

There shall be an Article VII, Section 7.03.3(j), entitled "Lots with Additional Parking Area," which shall read as follows:

Lots with Additional Parking Area

- (1) Lots 11, 12, 35, and 80 of Ravenna Block 1 (known commonly as 7535 Ciano Lane, 7539 Ciano Lane, 1223 Castellina Lane, and 7503 Ciano Lane, respectively) and Lot 5 of Ravenna Block 3 (known commonly as 7502 Ciano Lane) were platted and constructed to provide for an additional parking area in addition to the driveway, shared drive, or private alley (if any) adjacent to such Lots.
- (2) Owners of the above Lots shall be authorized to utilize this additional parking area, provided any vehicles stored thereon are contained entirely in said additional parking area and do not interfere with the ingress or egress of other owners or their guests.
- (3) Owners of the above-referenced Lots shall comply with all other generally-applicable parking restrictions contained in the Declaration.

CERTIFICATION

"I, the undersigned, being the Declarant of Ravenna Community Association, Inc., hereby certify that the foregoing was enacted in accordance with the above-referenced Declaration provisions."

By: _____

Print name: Ross W. Park

Title: PRESIDENT

ACKNOWLEDGEMENT

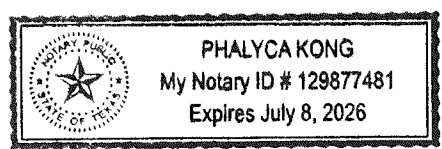
STATE OF TEXAS §

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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 15th day of March, 2023.



[Signature]

Notary Public, State of Texas

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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