

M328547

FIRST AMENDMENT TO WIMBLEDON CENTRE COURT 57-70-0476
RESERVATIONS, RESTRICTIONS AND COVENANTS

THE STATE OF TEXAS *

COUNTY OF HARRIS *

09/19/89 00299628 M328547 \$ 9.00

WHEREAS, WIMBLEDON VENTURE, a venture of McCrory-Hallbeck Development Co. Inc. ("Wimbledon Venture"), was the sole owner of that certain property in Harris County, State of Texas, known as "WIMBLEDON CENTRE COURT" (the "Subdivision"), being an unrecorded subdivision of 6.393 acres of land consisting of that certain 1.866 acre tract of land described in Exhibit "A" attached hereto and made a part hereof, and that certain 4.527 acre tract being all of Reserve A of Wimbledon Estates and Racquet Club, Section Two, a Harris County subdivision according to the map or plat thereof which is recorded in Volume 207, Page 87 of the Map Records of Harris County, Texas; and

WHEREAS, by that certain instrument entitled "Reservations, Restrictions and Covenants for Wimbledon Centre Court" (the "Restrictions") filed for record on September 21, 1977 in the Official Public Records of Real Property of Harris County, Texas, under Harris County Clerk's File No. F-304313 and Film Code No. 175-19-2060, Wimbledon Venture established a uniform plan for the development, improvement and sale of property in the Subdivision to insure the preservation of such uniform plan for the benefit of both the present and future owners of lots in the Subdivision; and

WHEREAS, Article VII, of the Restrictions entitled "Modifications" provides that:

Wimbledon Venture and the Committee are hereby authorized to modify, amend, and supplement any of the terms, conditions and provisions of the Reservations, Restrictions and Covenants, as the same may have already been amended or modified, by executing and filing for the record in the appropriate records of Harris County, Texas, a document containing such modifications, amendments, or supplemental provisions. Said modifications, amendment of [sic] supplement shall be effective as of the date of the filing of record of such document.

WHEREAS, it was the original intent of Wimbledon Venture that the Restrictions ~~shall be amended~~ at anytime by Wimbledon Venture and the Architectural Control Committee for Wimbledon Estates Homeowners Association, Inc. (the "Committee"); and

WHEREAS, Wimbledon Venture and the Committee have agreed to amend the Restrictions as evidenced by their signatures to this instrument; and

NOW, THEREFORE, know all men by these presents, that Wimbledon Venture and the Committee do hereby agree to amend the Restrictions and by these presents do amend the following Sections and Sub-sections of Article III entitled "General Restrictions" to hereinafter read as follows:

3. Every residence shall have no less than fifty-one percent (51%) masonry construction on its first level, the masonry shall be of matched 3 x 9 King Brick, Light Tan. A sample is available at the office of the Architectural Control Committee. The blend may be altered, but no more than twenty percent (20%) of any individual colors may be used.

4. All exterior siding will be 1 x 10 Lap and Gap.

5. Siding will be earthtones in color; consisting of shades of brown, gray and green. All paint colors shall blend and be compatible with brick. Colors must be approved by the Architectural Control Committee and must be similar to samples obtained from Architectural Control

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Committee.

6. Each house shall be constructed with a garage capable of housing a minimum of two cars and shall have garage door openers.
7. All flatwork will be of either pea gravel or concrete. All sidewalks will be of a pea gravel finish.
8. All roofs will be of #1 Perfection wood shingles, Built up Roofs, or composition roofs which resemble aged cedar in appearance.
- 9.(3)(ii) Other side property set back lines - the minimum set back from the side property line other than the zero property line or the street property line shall be five feet (5'). When two or more lots are combined, the side property lines will be the distance equal to the number of lots combined multiplied by five feet (5').
17. No swimming pools shall be constructed unless they are within the lot's set back lines surrounded by a solid fence not to exceed eight feet (8') in height, nor less than six feet (6') in height.
21. No fences shall be allowed unless the height and material thereof has been approved by the Architectural Control Committee. Fences shall only be allowed around patios and/or pools.

The amendments to the Restrictions set forth above shall be deemed to be a part of and shall be interpreted in accordance with the Restrictions. All provisions of the Restrictions not amended herein are hereby ratified and confirmed.

IN WITNESS WHEREOF, Wimbledon Venture and the Committee have executed this "First Amendment to Wimbledon Centre Court Reservations, Restrictions and Covenants" on the date set forth in their acknowledgment to be effective as of the 22 day of August, 1989.

WIMBLEDON VENTURE, a venture of:
McCRORY-HALLBECK DEVELOPMENT CO., INC.

By: Vernon E. Hallbeck
Printed Name: VERNON E. HALLBECK
Title: V.P.

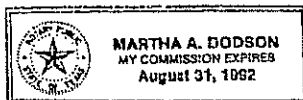
THE STATE OF TEXAS *
*
COUNTY OF HARRIS *

BEFORE ME, the undersigned authority, on this day personally appeared Vernon E. Hallbeck, Vice President of WIMBLEDON VENTURE, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said WIMBLEDON VENTURE.

GIVEN UNDER MY HAND AND SEAL of office this the 22nd day of August, 1989.

Martha A. Dodson

NOTARY PUBLIC - STATE OF TEXAS
Printed Name: Martha A. Dodson
My Comm. Exp.: 8-31-1992



157-70-0478

WIMBLEDON ESTATES HOMEOWNERS
ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE

By: Mike Gaskins
Printed Name: Mike Gaskins
Title: President

THE STATE OF TEXAS *
*
COUNTY OF HARRIS *

BEFORE ME, the undersigned authority, on this day personally appeared
Mike Gaskins Chairman of WIMBLEDON ESTATES
HOMEOWNERS ASSOCIATION, INC., ARCHITECTURAL CONTROL COMMITTEE,
known to me to be the person and officer whose name is subscribed to the foregoing
instrument and acknowledged to me that he executed the same for the purposes and
consideration therein expressed, in the capacity therein stated and as the act and deed of
said WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION, INC., ARCHITECTURAL
CONTROL COMMITTEE.

GIVEN UNDER MY HAND AND SEAL of office this the 12th day of
September, 1989.

Pamela D. Bailey
NOTARY PUBLIC - STATE OF TEXAS
Printed Name: Pamela D. Bailey
My Comm. Exp.: April 10, 1993

COR/Amend-04

Return to:
BUTLER, LANGFORD, EWALT & HAILEY, P.C.
Attorneys at Law
6718 Westheimer, Suite 1600
Houston, Texas 77057



175-19-2680

157-70-0479

EXHIBIT A

Wimbledon Estates
1.866 Acres
George H. Delesdernier, A-229
Harris County, Texas

FIELD NOTES

Field notes of 1.866 acres of land comprising a part of Wimbledon Centre Court Garden Homes, situated in the George H. Delesdernier Survey, Abstract 229, Harris County, out of that certain 220.00 acres of land described in instrument recorded under County Clerk's File No. E 331011 of Real Property Records of Harris County, Texas, said 61.072 acres being more particularly described by metes and bounds as follows:

STARTING at the most northerly southeast corner of Wimbledon Estates and Racquet Club, Section One according to the map thereof recorded in Volume 199 at Page 87 of the Harris County Map Records, said corner also being on the northeasterly right-of-way line of Sir William Drive, 60 feet wide;

THENCE, S 56° 18' 36" E, along the northeasterly right-of-way line of said Sir William Drive, a distance of 50.00 feet to the point of curvature of a curve to the right;

THENCE, in a southeasterly direction along the northeasterly right-of-way line of Sir William Drive, following the arc of said curve to the right having a radius of 900.00 feet and subtending an angle of 06° 09' 47" a distance of 96.81 feet to a point for corner;

THENCE, N 68° 00' 00" E, a distance of 51.06 feet to a point for corner on north boundary line of Reserve "A", Wimbledon Estates and Racquet Club, Section 2;

THENCE, N 62° 19' 08" E, along the north boundary line of said Reserve "A", a distance of 130.26 feet to a point of BEGINNING

THENCE, N 22° 00' 00" W, a distance of 102.10 feet to a point for corner;

THENCE, N 68° 00' 00" E, a distance of 485.00 feet to a point for corner;

THENCE, S 22° 00' 00" E, a distance of 22.00 feet to a point for corner;

THENCE, N 68° 00' 00" E, a distance of 199.15 feet to a point on the easterly boundary line of said 220.00 acre tract, at 165.86 feet, pass the northeast corner of the aforesaid Reserve "A", Wimbledon Estates and Racquet Club, Section 2;

THENCE, S 78° 31' 2" W, a distance of 550.52 feet to a point for Corner;

THENCE, S 62° 19' 08" W, a distance of 169.71 feet to point of beginning, containing 1.866 Acres of land, more or less:

FILED

SEP 13 3 29 PM '89

Quita Roddenberry
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RECAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY REPEALED AND IS OF NO EFFECT AND THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was filed in the 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 on

SEP 19 1989



Quita Roddenberry
COUNTY CLERK
HARRIS COUNTY, TEXAS