

Great American Title Courtesy

SECOND AMENDMENT
TO THE RESTRICTIVE COVENANTS OF THE
SEVEN OAKS NORTH SUBDIVISION

1EE

STATE OF TEXAS §

COUNTY OF HARRIS §

This Second Amendment to the Restrictive Covenants of the Seven Oaks North Subdivision (the "Second Amendment") is executed on the dates below to be effective upon recordation with the County Clerk of Harris County, Texas.

I.

Recitals

WHEREAS, a Declaration of the Restrictive Covenants of the Seven Oaks North Subdivision was filed on September 4, 2007, under Harris County Clerk's File No. 20070541806 (the "original Deed Restrictions"), for the purpose of establishing a uniform plan of development for the Seven Oaks North Subdivision (the "Subdivision"), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 608256 of the Map Records of Harris County, Texas;

WHEREAS, the original Deed Restrictions were amended by that certain First Amendment to the Restrictive Covenants of the Seven Oaks North Subdivision recorded on November 18, 2010, under Harris County Clerk's File No. 20100493950 (the "First Amendment," and together with the original Deed Restrictions, the "Deed Restrictions");

WHEREAS, Newport Seven Land Company, LLC, a Texas limited liability company (the "Declarant"), is the Declarant under the Deed Restrictions;

WHEREAS, the Declarant desires to further amend the Deed Restrictions in order to alter the specifications for certain fencing that is required to be built between certain Lots in Block 2 of the Subdivision;

WHEREAS, as the Declarant and owner of 80 lots in the Subdivision (out of 84 total lots in the Subdivision [the "Lots"] owned by one or more owners [the "Owners"]), Declarant is a member in the Association and may cast 80 of 84 total

votes held by members ("Members/Owners") in The New Property Owner's Association of Newport, Inc., a Texas non-profit corporation (the "Association");

WHEREAS, a meeting of Owner/Members was held on February 15, 2011, to approve the amendments to the Deed Restrictions set forth in this Second Amendment; and the amendments were approved and adopted at the meeting by the vote of Owners/Members owning more than of 75% of the Lots in the Subdivision.

NOW, THEREFORE, the Deed Restrictions are hereby further amended by this Second Amendment.

II.

Amendments

The following new Paragraph 2(p) is hereby added to Section D:

p. *Metal Fencing to Allow Drainage.* Notwithstanding Paragraph 2(o) above, a portion of the side fencing built between certain Lots in Block 2 of the Subdivision shall be built in accordance with the additional specifications set forth on the attached Appendix E. In this regard, the back four feet (4') of the side fence built on the impacted Lots must be constructed of metal where such fencing extends over that certain drainage easement established by that certain Seven Oaks North Subdivision Amending Plat No. 1 recorded under Harris County Clerk's File No. 20100542090 (marked 14' U.E./D.E.). This provision applies to Lots Fifty-Two (52) through Sixty-Five (65), inclusive, in Block 2 and to Lots Sixty-Seven (67) through Seventy-Nine (79), inclusive, in Block 2. This provision does not apply to Lot 66, Block 2. The purpose of these additional requirements is to provide for fencing that will not impede the flow of water through the drainage/swale easement. Such fencing shall meet the additional specifications shown on Appendix E attached hereto and shall be uniform in appearance and kept in good condition.

Executed on the dates set forth below.

Declarant:

Newport Seven Land Company, LLC, a
Texas limited liability company

By: _____

John B. Howenstine, Manager

(2)
10R

Agreed and acknowledged:

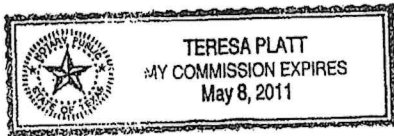
The New Property Owner's Association
of Newport, Inc., a Texas non-profit corporation

10R

By: [Signature]
Name: Dennis P. Kingston
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was executed before me on
February 16, 2011, by Dennis Kingston,
President of The New Property Owner's Association of
Newport, Inc., a Texas non-profit corporation, on its behalf.



[Signature]
Notary Public, State of Texas

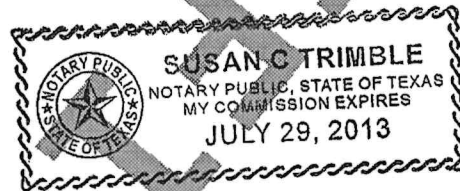
STATE OF TEXAS
COUNTY OF HARRIS

This instrument was executed before me on
February 16, 2011, by John B. Howenstine, Manager of Newport Seven Land
Company, LLC, a Texas limited liability company, on its behalf.

Susan C Trimble
Notary Public, State of Texas

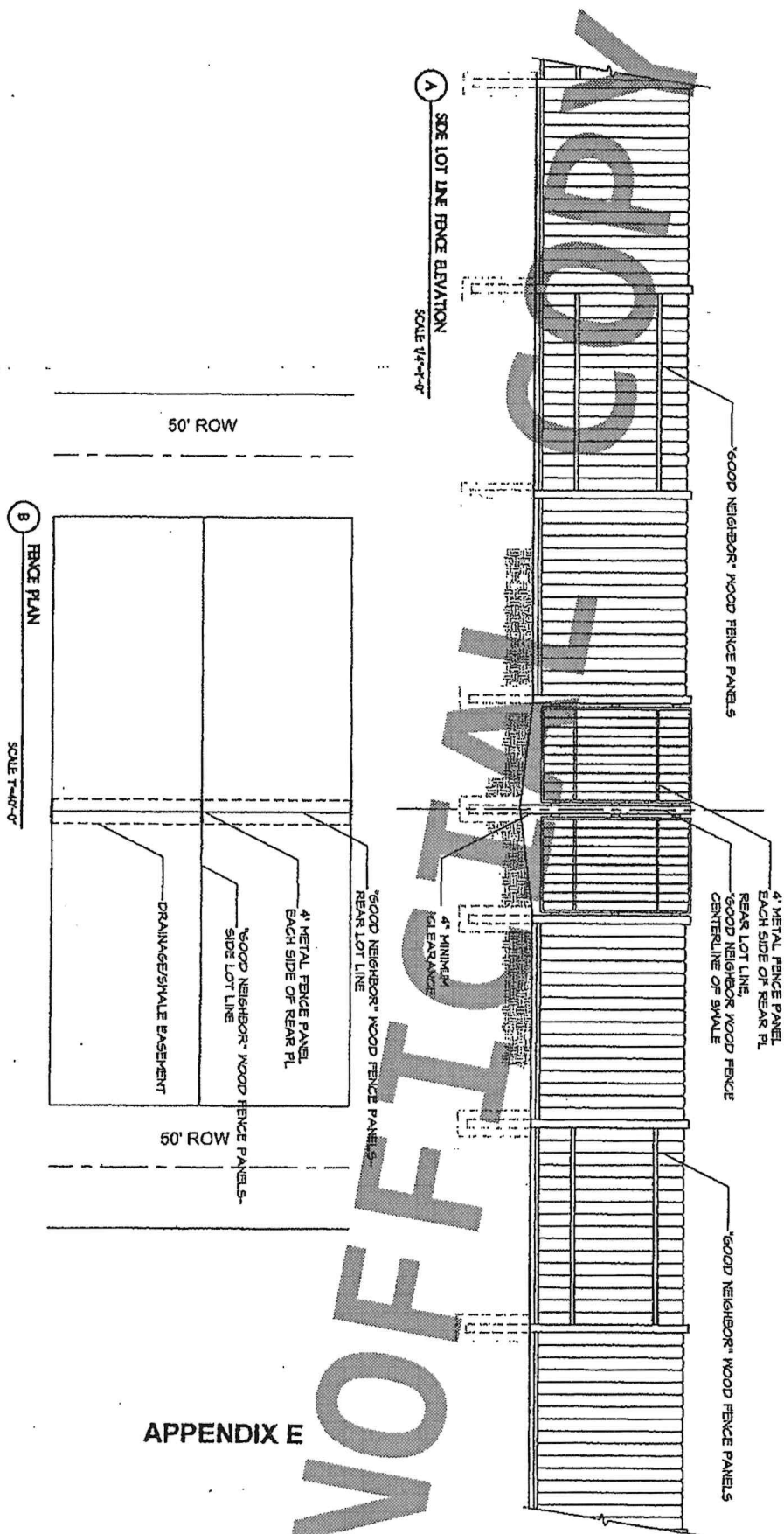
After recording, return to:

Jeffrey L. Gilman
Coats Rose Yale Ryman & Lee, P.C.
3 E. Greenway Plaza, Suite 2000
Houston, Texas 77046



Seven Oaks North Exhibit Fencing Treatment Drainage/Swale Easement

Note: No planting or landscaping to be located within drainage easement at rear property line.



APPENDIX E

20110068082
Pages 6
02/17/2011 13:14:00 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 32.00

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.



Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS