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VILLAS AT NEWPORT COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
ANNEXATION OF VILLAS AT NEWPORT

14922-FD-14550

STATE OF TEXAS §  
COUNTY OF HARRIS § KNOW ALL MEN BY THESE PRESENTS THAT

WHEREAS, under date of April 17, 2015, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Villas at Newport, according to the plat thereof recorded in Harris County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 20150158014 of the Real Property Records of Harris County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Villas at Newport Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 1 of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Twenty (20) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Villas at Newport, a subdivision of 6.933 acres out of the Humphrey Jackson Survey, A-37, Harris County, Texas; and recorded under Clerk's File No 20150098241 of the Real Property Records of Harris County, Texas; Film Code 673168 of the Map Records of Harris County, Texas; containing 44 lots and 4 reserves; and

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WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Twenty (20) years of the date of the recording of the Declaration, which was recorded on April 17, 2015.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

1. Villas at Newport is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.

2. The Declaration makes the Association responsible for maintenance on certain portions of the land within the jurisdiction of the Association. Article X, Section 3 of the Declaration grants the Association an easement to construct and maintain fencing on the Lot that abut a Common Area and makes the Association responsible for fence maintenance on those certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Villas at Newport, located on the common property lines listed below:

The six foot (6') high capped wood fence on the 275.98' eastern side property line adjacent to Lot 16 of Block 1, Villas at Newport.

3. Article V, Section 1 of the Declaration defines the use and criteria of Walls and Fences:

ER 072-10-0581

ER 072-10-0584

20150331960  
# Pages 4  
07/27/2015 10:54 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$24.00

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

VILLAS AT NEWPORT COMMUNITY ASSOCIATION, INC.

SUPPLEMENTARY DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
ANNEXATION OF VILLAS AT NEWPORT

14929-FD-HA350

STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS THAT

WHEREAS, under date of April 17, 2015, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ("Declarant"), as owner of that land platted into that certain subdivision known as Villas at Newport, according to the plat thereof recorded in Harris County, Texas, executed that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded under Clerk's File No. 20150158014 of the Real Property Records of Harris County, Texas; and

WHEREAS, by terms of said Declaration, land subject to the Declaration is placed within the jurisdiction of the Villas at Newport Community Association, Inc. (the "Association"); and

WHEREAS, Article XI, Section 1 of the Declaration allows Declarant, without the consent of any other Owners or any First Mortgagee, the right to bring within the scheme of the Declaration, in one or more future stages, sections or additions, additional lands; provided, said annexation of additional land occurs within Twenty (20) years of the date of the recording of the Declaration; and

WHEREAS, Declarant is the sole owner of the land platted as Villas at Newport, a subdivision of 6.933 acres out of the Humphrey Jackson Survey, A-37, Harris County, Texas; and recorded under Clerk's File No 20150098241 of the Real Property Records of Harris County, Texas; Film Code 673168 of the Map Records of Harris County, Texas; containing 44 lots and 4 reserves; and

WHEREAS, this Supplementary Declaration of Covenants, Conditions and Restrictions is made within Twenty (20) years of the date of the recording of the Declaration, which was recorded on April 17, 2015.

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby declare that:

1. Villas at Newport is hereby added and annexed into the boundaries of the land covered by the Declaration and is hereby subjected to the authority of the Association in accordance with the terms of the Declaration to the same extent as if it had been named and described in the Declaration.

2. The Declaration makes the Association responsible for maintenance on certain portions of the land within the jurisdiction of the Association. Article X, Section 3 of the Declaration grants the Association an easement to construct and maintain fencing on the Lot that abut a Common Area and makes the Association responsible for fence maintenance on those certain portions of the land within the jurisdiction of the Association. The Association will maintain certain fences in Villas at Newport, located on the common property lines listed below:

The six foot (6') high capped wood fence on the 275.98' eastern side property line adjacent to Lot 16 of Block 1, Villas at Newport.

3. Article V, Section 1 of the Declaration defines the use and criteria of Walls and Fences:

As to the herein Annexed Villas at Newport:

The side and rear fence of Lots 1 through 16 of Block 1, along Restricted Reserves "B" and "D", Villas at Newport, shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Villas at Newport Community Association, Inc., the fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

The side and rear fence of Lots 17 through 30 of Block 1, along Restricted Reserves "B" and "C", Villas at Newport, shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Villas at Newport Community Association, Inc., the fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

The side and rear fence of Lots 31 through 44 of Block 1, along Restricted Reserve "A", Villas at Newport, shall be six foot (6') tall standard fence. The finish (good) side of the fence should face the exterior or public side. As stated in the Residential Architectural Guidelines for Villas at Newport Community Association, Inc., the fence must be located halfway between the property line and the building line. A continuous Ligustrum hedge is required on corner lots along the entire length of the side fence and street trees are required along the side right-of-way.

4. Nothing herein contained is intended or shall be construed to amend the Declaration other than to (i) add and annex Villas at Newport as stated above, and (ii) to specify terms and provisions of the Declaration which are applicable to specific lots and land within Villas at Newport.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 20<sup>th</sup> day of July, 2015.

**Declarant**

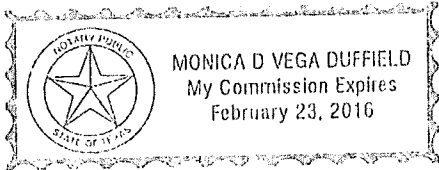
LENNAR HOMES OF TEXAS LAND AND  
CONSTRUCTION, LTD., a Texas limited partnership,  
dba FRIENDSWOOD DEVELOPMENT COMPANY,

By: LENNAR TEXAS HOLDING COMPANY,  
a Texas Corporation, its General Partner

By:   
John W. Hammond, Vice President *MT*

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This instrument is acknowledged before me on July 20, 2015 by John W. Hammond, Vice President of Lennar Texas Holding Company, which is the general partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership doing business as FRIENDSWOOD DEVELOPMENT COMPANY, on behalf of said limited partnership.



Monica D. Vega Duffield  
Notary Public, State of Texas

**After Recording please return to:**  
Friendswood Development Company  
550 Greens Parkway, Suite 100  
Houston, TX 77067-4526  
Attn: Monica Vega-Duffield