

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
POINT EAST**

This **FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR POINT EAST** (this "Amendment") is made effective as of January 2, 2026 (the "Effective Date"), by **ENTERRA HOMES, LLC**, a Texas limited liability company ("Declarant").

RECITALS:

A. That certain Declaration of Covenants, Conditions, and Restrictions for Point East, dated April 27, 2021, was executed by Declarant and recorded April 30, 2021, under Instrument Number **RP-2021-234785** in the Official Public Records of Real Property of Harris County, Texas (the "Original Declaration") affecting POINT EAST, an addition in Harris County, Texas according to the map or plat thereof recorded in Film Code No. 694236 of the Map Records of Harris County, Texas, and Clerk's File NO. RP-2021-117253 of the Official Public Records of Harris County, Texas (the "Property").

B. Declarant desires to amend and modify the Original Declaration to remove the short-term rental prohibition impacting the Property.

AGREEMENTS:

NOW, THEREFORE, Declarant hereby amends the Original Declaration as follows:

1. **Section 6.9** of the Original Declaration is replaced in its entirety with the following:

"Leasing Units. An Owner shall be allowed to lease such Owner's Unit subject to this Declaration and the Rules and Regulations, for occupancy as a single family residence, provided that such lease is in writing and expressly sets forth that such lease is subject to all terms and provisions and conditions set forth herein, and provides the failure of the lessee to comply with the terms, provisions, and conditions set forth herein shall be a default under the terms of such lease."

2. **Miscellaneous.**

(a) *Ratification.* This Amendment is deemed to be a part of and is to be interpreted in accordance with the Original Declaration. Except as amended herein, all other terms and provisions of the Original Declaration are hereby ratified and confirmed and continue in full force and effect and this Amendment and the Original Declaration shall be construed as one instrument. In the event of any inconsistency, the terms and provisions of this Amendment shall control over and modify the terms and provisions of the Original Declaration.

(b) *Defined Terms.* All terms defined in the Original Declaration and used herein with initial capital letters shall have the same meanings as are ascribed to such terms in the Original Declaration, except to the extent that the meaning of any such terms is specifically modified by the provisions hereof. In addition, other terms not defined in the Original Declaration but defined herein will, when delineated with initial capital letters, have the same meanings ascribed thereto in this Amendment. Terms and phrases used herein which are not delineated by initial capital letters shall have the meanings commonly ascribed thereto.

(c) *Severability.* Invalidation of any one or more of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all such other provisions shall remain in full force and effect.

(d) *Headings.* The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.

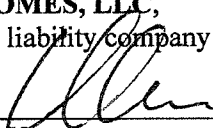
(e) *Governing Law.* This Amendment shall be construed in accordance with the laws of the State of Texas.

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IN WITNESS WHEREOF, the undersigned has duly executed this Amendment to be effective as of the Effective Date first written above.

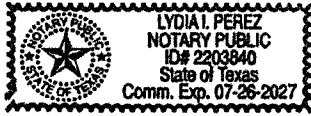
DECLARANT:

ENTERRA HOMES, LLC,
a Texas limited liability company

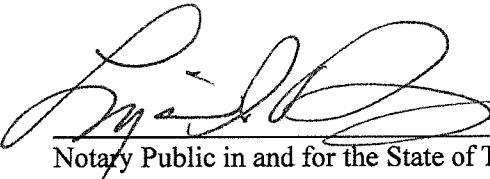
By: 
Name: Michael Van
Title: Managing Member

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument is acknowledged before me on the 23rd day of December, 2025, by Michael Van, Managing Member of Enterra Homes, LLC, a Texas limited liability company.



[Seal]


Notary Public in and for the State of Texas

RP-2026-460

RP-2026-460
Pages 4
01/02/2026 09:37 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

RP-2026-460