

41715

BOOK 2208 PAGE 821

SANDY SHORES No.

:Reg. No. 10117
:Restrictions
:Dated,
:Filed,
:Recorded, Vol. 1616 Page 201 Deed
:Records, Galveston County, Texas

THE STATE OF TEXAS
COUNTY OF GALVESTON

First Amendment to
Dedication and Restrictions

WHEREAS, H. B. Foster did heretofore to Wit on the 22nd day of May, 1970, execute a certain Dedication in connection with the map and plat for the purposes of establishing a subdivision known as SANDY SHORES as more fully described in said deed records and restrictions of record in the office of the County Clerk of Galveston County, Texas; and

WHEREAS, said restrictions are filed of record in Book 2104, Page 739, Reg. No. 11545 and said map or plat is filed of record in Vol. 1616, Page 201 Reg. No. 10117, on the 10th day of June, 1970, in the Deed Records of Galveston County, Texas; and

WHEREAS, H. B. Foster became the sole owner of SANDY SHORES, and subsequently sold a number of lots to the undersigned, all of whom now desire to amend said Restrictions, insofar as C-4 under Part B (C) affect the lots in the Subdivision.

Now, Therefore, know all men by these presents: That, I, H. B. Foster, joined herein by all of the owners of lots in SANDY SHORES, amend C-4 under Part B Residential Area covenants to read as follows:

C-4 Building Location - No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the record plat. In any event no building shall be located on any lot nearer than twenty-five (25) feet to the front lot line or nearer than five (5) feet to any lot part of lot or lots SIDE line, whether side street or an interior lot line, except that a garage or other permitted accessory building located at least seventy (70) feet from the minimum building set back line shall be located not less than three (3) feet from an interior lot side line; also except

that a building may be placed over the side lot line when a portion or all of an adjacent lot is owned by the same owner, then the five (5) foot set back on the side line would apply from the side boundary line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of a building provided, however, that this shall not be construed to permit any portion, or a lot to encroach upon another lot when there are two different owners. Buildings are to be parallel to inside property side lines or parallel to the street line. A building may be erected on a property line by an owner when that person owns two or more consecutively numbered lots, that is, when they are connected to each other by a common side.

Charles R. Dean
Charles R. Dean, Owner of Lot 164

Sam Urban
Sam Urban

Elizabeth Urban
Elizabeth Urban, Owners of Lot 167

Kent S. Foster
Kent S. Foster

Mary Lynn Foster
Mary Lynn Foster, Owners of Lots 11 & 12

John Porter Gillespie 71-71
John Porter Gillespie

Lillian Gillespie
Lillian Gillespie, Owners of Lots 13 & 14

Robert E. Courville
Robert E. Courville

Erie Jane Courville
Erie Jane Courville, Owners of Lot 71

Valorien J. Harper, Sr.
Valorien J. Harper, Sr.

Helen M. Harper
Helen M. Harper, Owners of Lot 102

Angie D. Williams
Angie D. Williams, Owner of Lot 127

Vera S. Foster
Vera S. Foster, Owner of Lot 136

Verda N. Rauch
Verda N. Rauch, Owner of Lot 8

Linda Sue Crouch
Linda Sue Crouch, Owner of Lot 10

H. B. Foster
H. B. Foster, Owner of:

- Lots 1 thru 7
- Lot 9
- Lots 15 thru 70
- Lots 72 thru 101
- Lots 103 thru 126

- Lots 128 thru 135
- Lots 137 thru 163
- Lots 165 thru 166
- Lots 168 thru 212



THE STATE OF TEXAS
COUNTY OF Jefferson

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES RAY DEAN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of July, A. D., 1971

Clara Anderson
Notary Public in and for Jefferson County, Texas

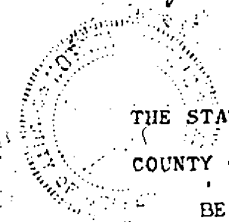
2206 PAGE 823

THE STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared SAM URBAN and wife, ELIZABETH, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of July, A. D., 1971

June M^cKinney
Notary Public in and for Harris County, Texas
JUNE MCKINNEY
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1973



THE STATE OF TEXAS
COUNTY OF Jefferson

BEFORE ME, the undersigned authority, on this day personally appeared KENT SIMPSON FOSTER and wife, MARYLYNN, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of July, A. D., 1971

Clara Anderson
Notary Public in and for Jefferson County, Texas

THE STATE OF TEXAS
COUNTY OF Gregg

BEFORE ME, the undersigned authority, on this day personally appeared JOHN PORTER GILLESPIE and wife, LILLIAN, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of August, A. D., 1971

Julia Perkins
Notary Public in and for Gregg County, Texas



THE STATE OF TEXAS

COUNTY OF Jefferson

BOOK 2206 PAGE 824

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT EARL COURVILLE and wife, ERIE JANE, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of July, A. D., 1971

Clara Anderson
Notary Public in and for Jefferson
County, Texas

THE STATE OF TEXAS

COUNTY OF Jefferson

BEFORE ME, the undersigned authority, on this day personally appeared VALORIEN J. HARPER, Sr. and wife HELEN M, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of July, A. D., 1971

Clara Anderson
Notary Public in and for Jefferson
County, Texas

THE STATE OF TEXAS

COUNTY OF Denton

BEFORE ME, THE undersigned authority, on this day personally appeared ANGIE D. WILLIAMS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26 day of July, A. D., 1971

Lee E. Johnson
Notary Public in and for Denton
County, Texas

THE STATE OF TEXAS

COUNTY OF Jefferson

BEFORE ME, the undersigned authority, on this day personally appeared VERA S. FOSTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of July, A. D., 1971

Clara Anderson
Notary Public in and for Jefferson
County, Texas

THE STATE OF TEXAS

COUNTY OF Galveston

BEFORE ME, the undersigned authority, on this day personally appeared VERDA N. RAUCH known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of August, A. D., 1971

Betty J. Kroechnke
Notary Public in and for Galveston
County, Texas

THE STATE OF TEXAS

COUNTY OF Jefferson

BEFORE ME, the undersigned authority, on this day personally appeared LINDA SUE CROUCH known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of July, A. D., 1971

Clara Anderson
Notary Public in and for Jefferson
County, Texas

FILED FOR RECORD
at 4:30 o'clock P M
SEP 29 1971
GERTRUDE McKENNA
CLERK CO. CL. GALVESTON COUNTY, TEXAS
By Victoria M. Wood Deputy

COUNTY OF GALVESTON
I hereby certify that this instrument was filed on the
date and time stamped herein on this day and was duly recorded
in the volume and page of the public records of Galveston
County, Texas as stamped herein by me.

SEP 29 1971



Gertrude McKenna
COUNTY CLERK Galveston County, Texas