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Vol. 1081 PAGE 208

**AMENDMENT OF RESTRICTIONS
FOR LAKESIDE ESTATES, SECTION 1**

Pursuant to terms of the Restrictions of Lakeside Estates, Section 1, previously filed and recorded at Vol. 207, Page 549 in the real property records of Waller County, Texas, at least three-fourths (3/4) of the owners of tracts of land in Lakeside Estates, Section 1, have agreed to amend the restrictions currently applicable to their property as follows:

The restrictions previously filed and recorded as indicated above shall be amended to read as shown on Exhibit "A" attached hereto.

This amendment was approved by at least three-fourths (3/4) of the owners of tracts of land in Lakeside Estates, Section 1, as indicated by their signature below.

Executed this 27 day of November, 2007.

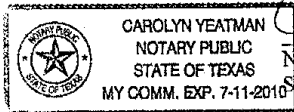
Jason Clepper
Jason Clepper, Vice President
Ranger Development Company
Owners of Lot Nos. 1-3 7,8 10,11 20-34
34A-36 39-48 50-60 62-64

Ellis W Clepper
Ellis Clepper
Owner of Lot Nos. 37-38

STATE OF TEXAS §
 §
COUNTY OF WALLER §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Clepper, Vice President of Ranger Development Company, known to me to be the person whose name is subscribed to the foregoing instrument, and said person acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of November, 2007.



Carolyn Yeatman
Notary Public in and for the
State of Texas

STATE OF TEXAS

COUNTY OF Harris

§
§
§

VOL 1081 PAGE 209

BEFORE ME, the undersigned authority, on this day personally appeared Ellis Clepper, known to me to be the person whose name is subscribed to the foregoing instrument, and said person acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of November, 2007.

Karen S Fletcher
Notary Public in and for the
State of Texas



MODIFICATION AND EXTENSION OF
RESTRICTIONS OF LAKESIDE ESTATESSECTION I
WALLER COUNTY, TEXAS

VOL 1081 PAGE 210

RANGER DEVELOPMENT COMPANY and other under-signs, being the owners of at least Three-fourths (3/4th) of all lots located within LAKESIDE ESTATES, SECTION I, A SUBDIVISION IN Waller County, Texas, and in accordance with those Restrictions of Lakeside Estates, Section I, recorded in Volume 207, Page 549, Deed Records of Waller County, Texas, through its president, does hereby create new, add to the existing and modify one or more of the existing restrictions, covenants, conditions and reservations of the subdivision in order to insure to all present and future owners and purchasers in said subdivision that the property therein will be developed and maintained in a manner satisfactory to the mutual benefit of RANGER DEVELOPMENT COMPANY and all present and future owners and occupants; and accordingly, the following restrictions, covenants, conditions and reservations are hereby established to be covenants running with the land, binding upon all present tracts and future purchasers, owners and occupants, the heirs and assigns, and all parties, or persons, holding interest or possession under such purchasers or future owners. Each purchaser and future owner or party holding possession under such person, agree that as a part of the condition for their purchase and deed that they shall be subject to and bound by the restrictions, covenants, conditions and reservations hereinafter set forth.

1. All tracts shall be used for residential purposes only, with the exception of tracts which are designated as reserve tracts, or such tracts as may be needed by RANGER DEVELOPMENT COMPANY in the maintenance or up keep of the sub-division and/or the water system. No tracts shall be used or occupied for any vicious or immoral purpose, nor in violation of the laws of the local, state or federal governments. Only one dog and one cat per household shall be allowed. All other animals are strictly prohibited. No animals, fowls, or other creatures shall be raised or maintained on the property for commercial purposes or in such a manner or with such lack of care as to cause danger, offensive odors, noises, or so as to otherwise be a nuisance or annoyance to persons and shall at all times be caged, penned, chained or otherwise restrained so as not to leave the purchasers' lot. All vicious dogs, cats or any other creatures are strictly prohibited. No hunting or discharge of firearms, pellet or B-B guns, sling shots or bows and arrows shall be permitted at any time.

2. No residential structure shall be built or maintained with less than twelve hundred (1,200) square feet of living area exclusive of garages, carports, or open porches. Each residence shall face the street and be centered on its tract so as to leave the same approximate space between each side and its respective side property line, and to leave approximately thirty percent (30%) of the lot's depth in front of the residence. Each residence shall be built on a solid concrete slab foundation and contain at least fifty one percent (51%) brick, on all outside walls including the front, back and ALL sides. Each home shall contain a two-car garage or two-car carport, either attached or detached to residence. The moving in of used homes, mobile homes or any other homes mounted on blocks or wheels are strictly prohibited. ALL visible woodwork of each residence, all outbuildings and all wood fences shall be kept painted with at least two (2) coats of neat house paint, free of any peeling, fading, flaking, cracking, stain, slime, mold or mildew at all times, except however, that no loud or bright colors may be used, all as approved by Ranger Development Company.

3. No tent, camper, trailer, shack, barn, basement, bus, van or other vehicle, garage or other outbuilding shall at any time be used as a residence either temporarily or permanently. No more than one residence shall be built or maintained on any residential tract. Plans for all out buildings, add-ons, detached garages and carports, etc. shall be submitted IN ADVANCE, in writing to RANGER DEVELOPMENT COMPANY for written approval. No residential tract shall ever be subdivided or changed into smaller tracts or parcels of land by anyone other than RANGER DEVELOPMENT COMPANY or its successors. All front yard fences are prohibited. Back yard fences and gates shall be professionally constructed of chain link or wood as approved by RANGER DEVELOPMENT COMPANY. If back yards are fenced, a walk-through gate at least three (3) feet wide shall be installed by lot owners on all utility easements and made conveniently accessible to all meter readers and repair personnel, and/or machinery, safe and free of all danger including from vicious animals.

4. It is specifically agreed that tract owners or residents shall not sell or remove the soil, nor cut, sell or remove trees other than as necessary for the construction of residential and associated improvements upon the property and as may be necessary for the reasonable development, use and maintenance of the property which would not in any manner decrease the value of the property and shall at all times maintain such property in conformity with the general plan and scheme of a neat residential development. No leaves, brush, timber, cans, bottles, debris or trash of any nature shall be places on, burned or buried on the property, in any easements, street or road right-of-ways at any time for any reason.

In order to assure adequate maintenance of the subdivision, there is created by RANGER DEVELOPMENT COMPANY a maintenance fee for maintenance and beautification projects. There shall be required, levied and paid by all lot purchasers and owners a maintenance fee on each lot of Twenty-One Dollars (\$21.00) per month, (or such other amounts as from time to time adjusted for inflation by RANGER DEVELOPMENT COMPANY), or its successors. The proceeds thereof shall be used by RANGER DEVELOPMENT COMPANY, or its successors, at their sole discretion. Likewise, all maintenance and/or beautification projects shall be at their sole discretion. If financed, Each purchaser authorizes the Seller to withhold such charge monthly out of the payments made upon the purchase of the lots until such lots are paid in full, at which time this fee shall be due annually and payable in advance, and all past due amounts shall bear a 10% late charge and interest at the rate of 12% per annum until paid current.

Purchasers specifically grant to RANGER DEVELOPMENT COMPANY a lien on their hereinabove described property for the amount of any past due maintenance fees, penalties, interest, attorney's fees, extra accounting and billing, court costs or any other cost of collection together with damages to which RANGER DEVELOPMENT COMPANY may be entitled by operation of law, and in the event Purchasers fail to pay the charges incurred pursuant to this paragraph, the holders of the lien may enforce the same by the repossession and re-sale of Purchaser's property as described herein. The parties hereto further agree that the Purchasers and/or occupants shall pay all Court costs, attorney's fees and extra accounting and billing fees incurred by Seller for the

enforcement of any provisions contained herein, and if not paid, the same shall become an additional lien on the property and shall be enforceable and collectable as an additional maintenance fee.

5. Each occupant, purchaser and owner of each lot, their families and their guests agree to honor and abide by the rules and regulations governing the facilities, if any, furnished for community use within the subdivision.

6. No individual or private water well may ever be drilled, dug or used on any lot or parcel of land by any lot owner, resident or any other person or entity unless the central water system is officially terminated and such prior written notice is given by RANGER DEVELOPMENT COMPANY or its successors.

7. No billboards or other advertising signs of any nature, either commercial or private, shall be erected or maintained, save and except reasonable (For Rent) or (For Sale) signs pertaining to the sale or rental of the tract and/or improvements thereon.

8. Whenever a residence is established on any tracts, it shall provide a modern inside toilet and shall be connected with an adequate septic tank and adequate drain lines, as required by the county, state or city. No cesspool shall ever be dug, used or maintained on any parcel of land in this subdivision, and drainage of any raw sewage into roads, lakes, streets, alleys, ditches, ravines, or upon the open ground shall be prohibited. Lot purchasers shall, upon placing any residence upon their tract, or any person making use of the tract of land, install a culvert pipe of sufficient size, as required by the State, County or City, at a point between the street or roadway and their property, and shall fill in sufficient dirt over and around the same so as to construct and maintain a neat paved or gravel driveway, without pot-holes, onto the premises, as approved by RANGER DEVELOPMENT COMPANY.

9. All tracts are sold subject to easements of roads, streets, public utilities and drainage as may already exist or as may become reasonably necessary as determined by RANGER DEVELOPMENT COMPANY, or its successors, to create in the future and all of said rights are reserved so as to permit good development of the subdivision and provide necessary streets, utilities and drainage to this subdivision or any adjoining tract. All existing roads and streets are hereby dedicated as public access easements to inure to the benefit of the property owners of this subdivision and to insure permanent access to their property.

10. No building materials, discarded appliances, or other unsightly items or objects whatsoever, shall ever be placed or stored, even though it may be covered with a tarp, etc., on any tract in said subdivision, and all homes, outbuildings, fences, etc. when started must be completed within ninety (90) days from the date of beginning. No automobiles, trucks, motorcycles, bicycles, boats, camper trailers, or any parts thereof, or any other vehicles not in running condition, or not frequently used, may be parked or stored on any lot, road, street, tract or parcel of land at any time. After each lot is sold to a residential customer, all purchasers and future tract owners and/or occupants, shall landscape their yard and keep grass and weeds cut including the road ditch up to the pavement in the front of their property, leaves raked, and trash removed so as to maintain a yard and driveway at all times which will befit a nice and neat residential subdivision of high living standards. After any lot is sold, any yard or easement which is neglected to a substantial degree in the reasonable judgment of RANGER DEVELOPMENT COMPANY, due to vacancy or otherwise, may be mowed, cleared or cleaned by RANGER DEVELOPMENT COMPANY and, it so, a reasonable charge, not to exceed seven hundred dollars (\$700.00), will be assessed against the tract and its owners. This assessment will serve as an additional maintenance fee and shall be enforceable and collectable as such in the manner set forth herein.

11. If the purchasers, or any future owners or occupants in this subdivision, their heirs or assigns, or anyone else, shall violate or attempt to violate any of the restrictions, covenants, conditions or reservations herein contained, then RANGER DEVELOPMENT COMPANY, or its successors, shall have the right to bring any proceeding, at law or in equity, against any person or persons violating or attempting to violate any of these restrictions, covenants, conditions or reservations, and prevent such person or persons from doing so by prohibitive or mandatory injunction and to recover all monetary damages including all accounting and billing fees, attorney's fee, court costs, etc., for any such violation(s). It is further stipulated that the invalidation of any one or more of these restrictions, covenants, conditions or reservations by any judgment or court order shall in no way affect or invalidate any of the other provisions, but all such provisions shall remain in full force and effect.

12. It is further agreed that RANGER DEVELOPMENT COMPANY, or its successors, reserves the right to terminate all maintenance and all maintenance fees by giving a written notice to all residents and property owners of record at their last known address at that time, at least thirty (30) days prior to the termination date.

13. The purpose of the foregoing restrictions is to maintain a high standard of living conditions and thereby make it a desirable residential neighborhood. It is understood and agreed that should a violation, or attempted violation of any of the foregoing restrictions, covenants, conditions or restrictions occurs, RANGER DEVELOPMENT COMPANY is in no way responsible, either financially or otherwise, but will use its best judgment and efforts in dealing with any violation or attempted violation.

14. In every case where the name RANGER DEVELOPMENT COMPANY is used hereinabove, it shall be deemed to mean and include any and all future successors.

15. The undersigned, being the owner(s) of at least three-fourths (3/4) of the lots and/or tracts of land in LAKESIDE ESTATES, SECTION I, hereby make this agreement in writing as provided in a document entitled RESTRICTIONS OF LAKESIDE ESTATES, SECTION I, recorded in Volume 207, Page 549, Deed Records of Waller County, Texas.

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VOL 1081 PAGE 212

DEED BOOK 1081
PAGE 212
WALLER COUNTY, TEXAS
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23.00 pd.

Ranger Development Co.
4044 Fountain View Dr.
Texarkana, TX 75501-8125

THE STATE OF TEXAS
COUNTY OF WALLER

I hereby certify that this instrument was FILED on the date and at the time
stamped hereon by me and was duly RECORDED in the Official Public Records
of Waller County, Texas, in the Volume and Page as noted hereon by me.



Cheryl Peters
County Clerk, Waller County, Texas