

FIRST AMENDED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

STATE OF TEXAS §
 §
 COUNTY OF WALLER §

This FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (THE "Restrictions") is made by Timothy J. Phelan ("Developer"). The Declaration of Covenants, Conditions and Restrictions which are to be amended is found in the Real Property Records of Waller County, Texas under the File number 2510010. Those Declarations of Covenants, Conditions and Restrictions are to remain in full force and effect, except as specifically modified below.

Original:

Article II, Section 1, 1.01 E

E. Set-Back Lines. All residences, barns, sheds, carports, or buildings of any nature shall be constructed on Subject Property no closer than 80 feet to any public road or front property line and no closer than 15 feet to any side or rear property line.

Amended to:

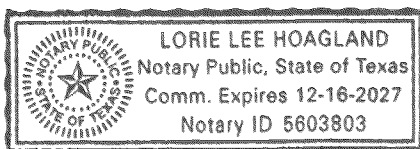
E. Set-Back Lines. All residences, barns, sheds, carports, or buildings of any nature shall be constructed on Subject Property no closer than 80 feet to the front property line and no closer than 15 feet to any side or rear property line.

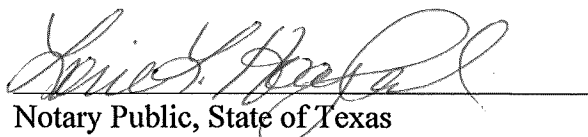
DECLARANT:


 Timothy J. Phelan

STATE OF TEXAS §
 §
 COUNTY OF WALLER §

SUBSCRIBED AND SWORN TO before me by Timothy Joseph Phelan, Declarant, on September 2, 2025.




 Notary Public, State of Texas

FILED AND RECORDED

Instrument Number: 2510939

Filing and Recording Date: 09/03/2025 09:41:09 AM Pages: 2 Recording Fee: \$15.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink, reading "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
VOYAGER TITLE COMPANY, LLC ? HOUSTON
1400 WOODLOCH FOREST DR
STE 170
THE WOODLANDS, TX 77380