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791-01-2113

REAL PROPERTY RECORDS

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2

SECOND AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
REGENCY POINT

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

2nd
Amendment

WHEREAS, that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for Regency Point" (the "Declaration") was recorded in the Real Property Records of Montgomery County, Texas, under Montgomery County Clerk's File No. 8214686, which Declaration sets forth various covenants, conditions and restrictions governing the use and occupancy of the following real property ("the Property"):

A 5.698 acre townhouse subdivision of eighty-one (81) Lots to be known as "Regency Point" according to the map or plat thereof as recorded in Cabinet B, Sheet 125 of the Map records of Montgomery County, Texas; as modified by replat recorded in Cabinet C, Sheet 185-B of the Map Records of Montgomery County, Texas; and, as further modified by second replat recorded in Cabinet D, Sheet 104-A of the Map Records of Montgomery County, Texas.

WHEREAS, said Declaration was reconstituted and amended by that certain instrument dated December 4, 1990, and entitled "Amendment to the Declaration of Covenants, Conditions and Restrictions of Regency Point" (the "Amended Declaration") recorded in the Real Property Records of Montgomery County, Texas, under Montgomery County Clerk's File No. 9053084, which instrument supersedes and takes the place of the provisions of the Declaration and sets forth additional covenants, conditions and restrictions governing the use and occupancy of the Property; and

WHEREAS, Article VIII, Section 8.04, of the Amended Declaration provides that the same may be amended at any time during the initial twenty-five (25) years by an instrument signed by JO NELL DREW, Individually and as the Testamentary Trustee under the Will of Walter Alvin Drew, Deceased, (the "Declarant"), and non-Declarant Owners of twenty percent (20%) of the Lots of the Property; and

WHEREAS, the undersigned are the Declarant and the non-Declarant Owners of at least twenty percent (20%) of the Lots of the Property, and desire to amend the provisions of the Amended Declaration in the manner set forth below;


NOW, THEREFORE, the undersigned, being the Declarant and the non-Declarant Owners of at least twenty percent (20%) of the Lots of the Property hereby agree and consent to amend the Amended Declaration as follows:

Article V, Section 5.02(a) of the Amended Declaration is deleted and the following is substituted in lieu thereof:

(a) Class A. Class A members shall be composed of all Owners of Lots having a finished Unit thereon. When more than one (1) person holds an interest in any Lot, all such persons shall be members of the Association and the vote for such Lot shall be exercised as they determine among themselves, but in no event shall more than one (1) vote per position be cast with respect to any such Lot. Until such time as the number of Class A Directors is increased as provided for herein, there shall be two (2) Class A Directors. Commencing at the annual meeting of the members in 1992, one (1) Class A Director shall be elected for a term of one (1) year and the other Class A Director shall be elected for a term of two (2) years. Thereafter, the Class A Directors shall be elected to serve for terms of two (2) years. Each Class A Lot shall have one (1) vote for each position up for election. Cumulative voting shall not be permitted. In election of a Class A Director, the person obtaining the greatest number of votes on the first ballot shall be elected, whether or not such a person obtains a majority of the votes in such election. A vote of a sixty percent (60%) of the Class A members may remove a Class A Director, with or without cause.

Except as expressly modified and amended herein, said Amended Declaration is hereby ratified and confirmed, and the changes herein made are made a part thereof for all purposes.

IN WITNESS WHEREOF, the undersigned have executed the Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Regency Point on the date set opposite each name to become effective upon recording in the Real Property Records of Montgomery County, Texas.


Jo Nell Drew, Individually and as the Testamentary
Trustee under the Will of Walter Alvin Drew, Deceased

REGENCY POINT TOWNHOME ASSOCIATION, INC.


By: GREGORY GOLIAN
Title: PRESIDENT

STATE OF TEXAS

COUNTY OF Montgomery§
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This instrument was acknowledged before me on this the 21st day of March, 1992, by Jo Nell Drew, Individually and as Testamentary Trustee under the Will of Walter Alvin Drew, Deceased.



ORIGINAL ILLEGIBLE

Theresa F. Schmidt
Notary Public in and for the State of Texas

My Commission Expires: 1-6-95

STATE OF TEXAS

COUNTY OF Montgomery§
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Aug. Halcón This instrument was acknowledged before me on this the 21st day of March, 1992, by Aug. Halcón, President of the Regency Point Townhome Association, Inc..

Theresa F. Schmidt
Notary Public in and for the State of Texas

My Commission Expires: 1-6-95

Owners:

Lot 23

Sharon Benock
(Signature)

(Print Name)

Owners:

Lot 33

Gregory Golian
(Signature)

Gregory Golian
(Print Name)

Owners:

Lot 26
Mary McDuke
(Signature)

(Print Name)

Owners:

Lot 22

J. H. Drell
(Signature)

J. H. Drell
(Print Name)

Owners:

Lot 34

George H. Mohr
(Signature)

George H. Mohr
(Print Name)

Owners:

Lot 40

J. H. Drell
(Signature)

J. H. Drell
(Print Name)

Owners:

Lot 28

Fletcher W. Hartley
(Signature)

Fletcher W. Hartley
(Print Name)

Owners:

Lot _____

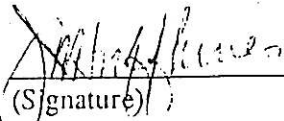
(Signature)

(Print Name)

791-01-2117

Owners:

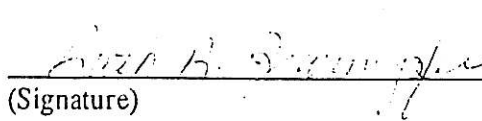
Lot 29


(Signature)

JIM W. HUFFINES
(Print Name)

Owners:


Lot 30


(Signature)

DAVID H. SAMPLE
(Print Name)

Owners:

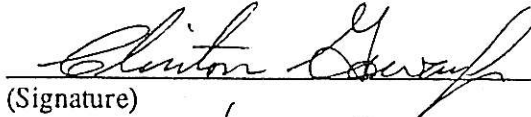
Lot 68


(Signature)

LOU KATONA
(Print Name)

Owners:

Lot 31


(Signature)

Clinton Gowan Jr
(Print Name)

Owners:

Lot 35


(Signature)

MICHAEL HUNN
(Print Name)

Owners:

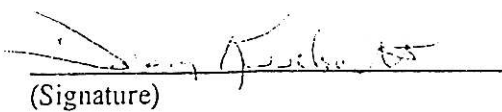
Lot 63


(Signature)

GILES M. REED
(Print Name)

Owners:

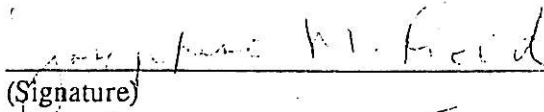
Lot 26


(Signature)

David K. Kowalski
(Print Name)

Owners:

Lot 31


(Signature)

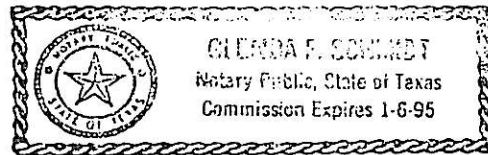
Josephine M. Field
(Print Name)

STATE OF TEXAS

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§COUNTY OF Montgomery

This instrument was acknowledged before me on this the 21st day of ~~February~~^{March}, 1992,
by Sharon Reinecke and _____.

Glenda F. Schmidt
Notary Public in and for the State of New York

My Commission Expires: 1-6-95

STATE OF TEXAS

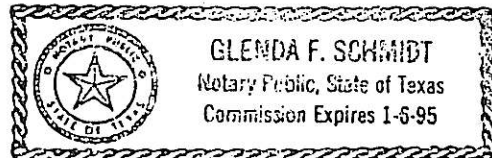
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§COUNTY OF Montgomery

This instrument was acknowledged before me on this the 21st day of ~~February~~^{March}, 1992,
by Nancy McPike and _____.

Glenda F. Schmidt
Notary Public in and for the State of New York

My Commission Expires: 1-6-95

RECORDER'S MEMORANDUM
ALL BLACKOUTS, ADDITIONS AND
CHANGES WERE PRESENT AT THE TIME
THE INSTRUMENT WAS FILED AND RE-
CORDED.

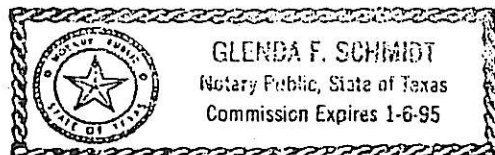


STATE OF TEXAS

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§COUNTY OF Montgomery

This instrument was acknowledged before me on this the 21st day of ~~February~~^{March}, 1992,
by George Mohr and _____.

Glenda F. Schmidt
Notary Public in and for the State of New York

My Commission Expires: 1-6-95

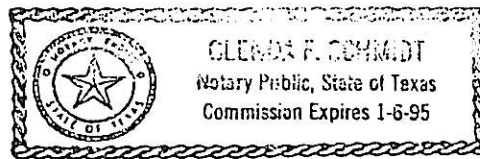
STATE OF TEXAS

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§COUNTY OF Montgomery

This instrument was acknowledged before me on this the 21st day of ~~February~~ ^{March}, 1992,
by Fletcher W. Hartley and _____.

Glenda F. Schmidt

Notary Public in and for the State of New York

My Commission Expires: 1-6-95

STATE OF TEXAS

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§COUNTY OF Montgomery

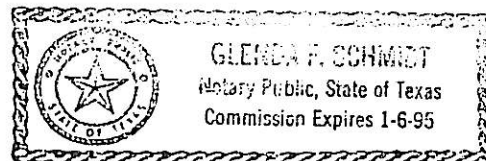
This instrument was acknowledged before me on this the 21st day of ~~February~~ ^{March}, 1992,
by Gregory Golian and _____.

Glenda F. Schmidt

Notary Public in and for the State of New York

My Commission Expires: 1-6-95

RECORDED'S MEMORANDUM
ALL RECORDS, ADVERTISEMENTS AND
CHANGES MUST BE PRESENT AT THE TIME
THE INSTRUMENT WAS FILED AND RE-
CORDED.



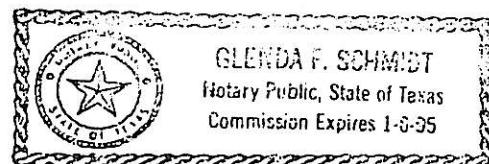
STATE OF TEXAS

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§COUNTY OF Montgomery

This instrument was acknowledged before me on this the 21st day of ~~February~~ ^{March}, 1992,
by Jo Nell Drew and _____.

Glenda F. Schmidt

Notary Public in and for the State of New York

My Commission Expires: 1-6-95

791-01-2120

STATE OF TEXAS

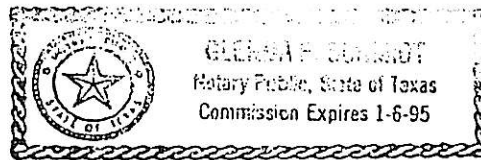
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COUNTY OF Montgomery

This instrument was acknowledged before me on this the 21st day of ~~February~~ ^{March}, 1992,
by Jim Huffhines and _____.

Glenda F. Schmidt
Notary Public in and for the State of New York

My Commission Expires: 1-6-95



STATE OF TEXAS

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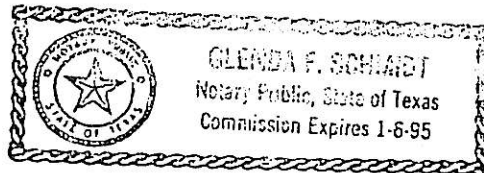
COUNTY OF Montgomery

This instrument was acknowledged before me on this the 21st day of ~~February~~ ^{March}, 1992,
by Louis Katona and _____.

Glenda F. Schmidt
Notary Public in and for the State of New York

My Commission Expires: 1-6-95

RECORDING MEMORANDUM
ALL INSTRUMENTS, ADVERTISEMENTS AND
CHARGES WERE PAID AT THE TIME
THIS INSTRUMENT WAS FILED AND RE-
CORDED.



STATE OF TEXAS

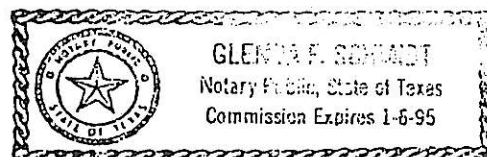
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COUNTY OF Montgomery

This instrument was acknowledged before me on this the 21st day of ~~February~~ ^{March}, 1992,
by Michael Hunn and _____.

Glenda F. Schmidt
Notary Public in and for the State of New York

My Commission Expires: 1-6-95



791-01-2121

STATE OF TEXAS

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COUNTY OF Montgomery

This instrument was acknowledged before me on this the 21st day of ~~February~~ ^{March}, 1992,
by Dean Kisseberth and _____.

Glenda F. Schmidt

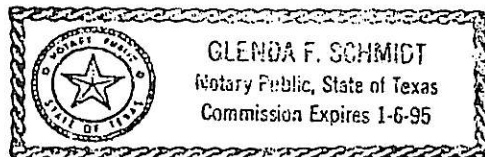
Notary Public in and for the State of New York

My Commission Expires: 1-6-95

STATE OF TEXAS

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COUNTY OF montgomery



This instrument was acknowledged before me on this the 21st day of ~~February~~ ^{March}, 1992,
by Ruth Zwimpfer and _____.

Glenda F. Schmidt

Notary Public in and for the State of New York

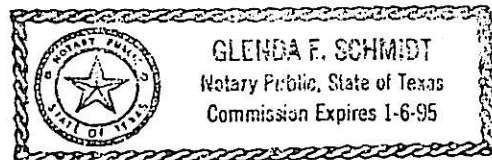
My Commission Expires: 1-6-95

RECORDER'S MEMORANDUM
ALL BLACKOUTS, ADDITIONS AND
CHANGES WERE PRESENT AT THE TIME
THE INSTRUMENT WAS FILED AND RE-
CORDED.

STATE OF TEXAS

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COUNTY OF Montgomery

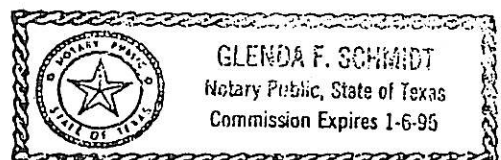


This instrument was acknowledged before me on this the 21st day of ~~February~~ ^{March}, 1992,
by Clinton Gowan, Jr. and _____.

Glenda F. Schmidt

Notary Public in and for the State of New York

My Commission Expires: 1-6-95



791-01-2122

STATE OF TEXAS

COUNTY OF Montgomery

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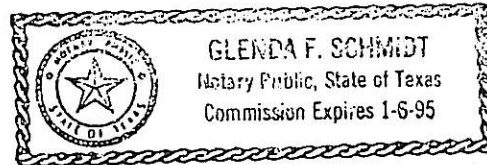
March,

This instrument was acknowledged before me on this the 21st day of ~~February~~, 1992,
by Giles M. Reed and _____.

RECORDER'S MEMORANDUM
ALL BLACKOUTS, ADDITIONS AND
CHANGES WERE PRESENT AT THE TIME
THE INSTRUMENT WAS FILED AND RE-
CORDED.

Glenda F. Schmidt
Notary Public in and for the State of New York

My Commission Expires: 1-6-95



STATE OF TEXAS

COUNTY OF Montgomery

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§

March,

This instrument was acknowledged before me on this the 21st day of ~~February~~, 1992,
by Josephine M. Field and _____.

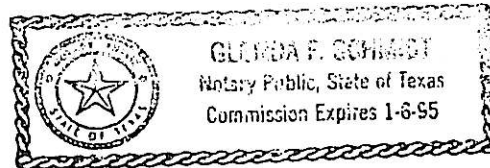
STATE OF TEXAS)
COUNTY OF MONTGOMERY)
I hereby certify that this instrument was filed
in File Number Sequence on the date and at the
time stamped herein by me and was duly RECORDED
in the official Public Records of Real Property of
Montgomery County, Texas.

Glenda F. Schmidt
Notary Public in and for the State of New York

My Commission Expires: 1-6-95

MAY 14 1992

STATE OF TEXAS)
COUNTY CLERK)
MONTGOMERY COUNTY, TEXAS)
COUNTY OF _____



§
§
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This instrument was acknowledged before me on this the _____ day of February, 1992,
by _____ and _____.

Notary Public in and for the State of New York

My Commission Expires: _____

FILED FOR RECORDS

92 MAY 14 PM 3:15

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

Please Return to:
Regency Point Townhome Assoc
9424 Emnora
Houston, TX. 77080