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Amend
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RETURN TO: ✓✓
WILLIAM T. BARNES, JR.
7019 Hartland Avenue
Houston, TX 77055



RP-2019-74181
02/25/2019 RP2 \$20.00

AFTON VILLAGE HOMEOWNERS ASSOCIATION, INC.
P.O. Box 55944 • HOUSTON, TEXAS • 77255-5944

MODIFICATION TO RESTRICTIVE COVENANTS
AFTON VILLAGE SECTION I AND II, HARRIS COUNTY, TEXAS

IEE

BE IT KNOW THAT, on the 20th day of November, 2018 the Board of Directors of the Afton Village Homeowners Association, Inc. adopted the following:

WHEREAS, reference is made to the Afton Village Homeowners Association, Inc. MODIFICATION TO RESTRICTIVE COVENANTS AFTON VILLAGE SECTION 1 and II, HARRIS COUNTY, TEXAS, which was executed and filed on or before February 29, 1996.

WHEREAS, "Article IV. Enforcement, Standards and Interpretations, Afton Village Homeowners Association Board (the "Board"), from time to time, may issue regulations, standards and interpretations relating to particular restrictions, consistent with the purposes and intent of the restrictions, as part of the Board's discretionary authority. Each owner and lot is bound by those regulations, standards and interpretations".

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WHEREAS, the Board is granted the power to establish additional "Standards" by "Paragraph 7.6 Architectural Standards". The Committee may, from time to time promulgate and distribute architectural standards and review procedures ("Standards") which shall be uniformly applied and implement the spirit and intention of these restrictions." Upon adoption by the Board and recording in the Official Public Records of Harris County, Texas, such Standards shall supplement these restrictions and be incorporated herein by reference.

NOW THEREFORE, THE BOARD DECLARES THAT:

DEED RESTRICTION "6.2. Garage. Each lot must include a fully enclosed garage (either attached or detached) for not less than two (2) or more than (4) vehicles. Attached garages should be setback a minimum of five (5) feet from the front of the house. The roof pitch should be congruent with the house. Roofing materials of garages and porte-cocheres must match those of the house. A detached garage exceeding twenty-five (25) feet in height requires a variance from the Board. No garage shall have more than 600 sq. ft. above the ground floor. Windows above the ground floor on sides adjacent to other lots may only be clerestory windows providing no direct view of neighboring properties. Utilities serving garages and associated quarters may not have utilities metered separately from the house. No satellite dish may be mounted above the ground floor. The association may require that paint color for the sides of garages adjacent to other properties be selected to minimize the visual impact on neighboring properties."

NOW THEREFORE, BEING APPROVED AND ACCEPTED by the Officers of the Afton Village Homeowners Association, Inc. the above Resolution is to be recorded in the Office Public Records of Harris County, Texas.

BY: William T. Barnes, Jr.
William T. Barnes, Jr., President

BY: Vickie Henkel
Vickie Henkel, Secretary

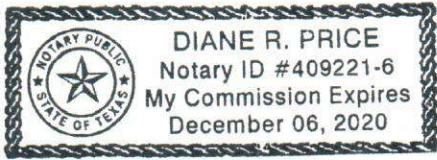
ACKNOWLEDGEMENTS

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BE IT REMEMBERED, that I, DIANE R. PRICE, a Notary Public duly qualified, commissioned, sworn and acting in and for the County and State aforesaid, hereby certify that, on the 20th day of November, 2018, there appeared before me the following person being the designated officer of the Afton Village Homeowners Association.

WHEREAS, this instrument was acknowledged before me on this day by WILLIAM T. BARNES, JR. as President of the Afton Village Homeowners Association whose signature is set forth opposite his name on behalf of said Afton Village Homeowners Association.

WITNESS my hand and official seal.



Diane R. Price

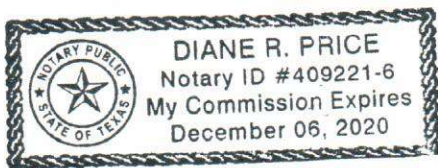
Notary Public

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BE IT REMEMBERED, that I, DIANE R. PRICE, a Notary Public duly qualified, commissioned, sworn and acting in and for the County and State aforesaid, hereby certify that, on the 20th day of November, 2018, there appeared before me the following person being the designated officer of the Afton Village Homeowners Association.

WHEREAS, this instrument was acknowledged before me on this day by VICKIE HENKEL as Secretary of the Afton Village Homeowners Association whose signature is set forth opposite her name on behalf of said Afton Village Homeowners Association.

WITNESS my hand and official seal.



Diane R. Price

Notary Public

FILED FOR RECORD

1:35:18 PM

Monday, February 25, 2019

Diane Gantman

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, February 25, 2019

Diane Gantman

COUNTY CLERK
HARRIS COUNTY, TEXAS

