

FIRST AMENDMENT
TO
THE FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
OF
CYPRESSWOOD PLACE, SECTION ONE (1)
A HARRIS COUNTY SUBDIVISION

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This First Amendment to The First Amended Declaration of Covenants, Conditions and Restrictions of Cypresswood Place, Section One (1) (the "Amendment") is made on the date hereinafter set forth by the approval of at least fifty-one percent (51%) of the total votes allocated to Owners entitled to vote in Cypresswood Place Community Improvement Association (the "Association") and shall be effective as of the date of recording in the Real Property Records of Harris County, Texas.

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Cypresswood Place, Section One (1) were originally recorded under Clerk's File No. P333194 of the Real Property Records of Harris County, Texas (the "Original Declaration"); and the Original Declaration was subsequently amended by The First Amended Declaration of Covenants, Conditions and Restrictions of Cypresswood Place, Section One (1) recorded under County Clerk's File No. 20140457397 (the "First Amended Declaration") of the Real Property Records of Harris County, Texas; and

WHEREAS, Section 209.0041(h) of the Texas Property Code provides that a declaration may be amended by a vote of sixty-seven percent (67%) of the total votes allocated to property owners in a property owners association or such lower percentage contained in the declaration; and

WHEREAS, Article VII, Section 7.1 of the First Amended Declaration states that the provisions of the Amended Declaration may be amended at any time by an instrument in writing signed by the Secretary of the Association certifying that Owners representing not less than fifty-one percent (51%) of the total votes allocated to Owners in the Association approved such amendment; and

WHEREAS, the amendments to the First Amended Declaration set forth below have been approved by the members of the Association entitled to cast at least fifty-one percent (51%) of the total votes in the Association.

RP-2022-359512

NOW THEREFORE, upon approval by at least fifty-one percent (51%) of the total votes allocated to property owners in the Association, the First Amended Declaration is hereby amended as follows:

AMENDMENTS:

Article IV, Section 4.3 is hereby amended and restated to read as follows:

SECTION 4.3 VEHICLES - No motor vehicle or non-motorized vehicle, boat, trailer, marine craft, recreational vehicle, camper rig off of truck, hovercraft, aircraft, machinery or equipment of any kind may be parked or stored on any part of any Lot, easement, right-of-way, unless such vehicle or object is completely concealed from public view inside a garage or enclosure approved by the Architectural Control Committee. Passenger automobiles, passenger vans, motorcycles, or pick-up trucks that: (a) are in operating condition; (b) have current license plates, registration and inspection stickers; (c) are in daily use as motor vehicles on the streets and highways of the State of Texas; (d) which do not exceed six feet six inches (6'6") in height, or eight feet (8') in width, or twenty-four (24') in length; and (e) have no commercial advertising located thereon, may be parked in the driveway on a Lot, however, no vehicle shall be parked so as to obstruct or block a sidewalk. All vehicles shall be in good cosmetic condition as determined in the Board of Directors' sole discretion. No vehicle may be repaired on a Lot unless the vehicle being repaired is concealed from view inside a garage or other approved enclosure. This restriction shall not apply to any vehicle, machinery, or equipment temporarily parked and in use for the construction, repair or maintenance of a house or houses. Overnight parking of any vehicles on the street is prohibited. Owner, occupants or guests of Lots may temporarily use the parking permit available from the Association for short term overnight parking on the street. The Board of Directors of the Association may adopt additional Rules and Regulations regulating parking on the streets in the Subdivision.

Article IV, Section 4.12 is hereby amended and restated to read as follows:

SECTION 4.12 LEASING - No Lot may be leased for transient or hotel purposes. For purposes of this Section 4.12, a lease of a Lot for less than six (6) months is deemed to be the use of the Lot for transient or hotel purposes. Each lease must be for a term of at least six (6) months. The lease of a Lot on a month-to-month basis at the end of a Lease of six (6) months or longer is prohibited, unless expressly approved in writing by the Board. Other than a month-to-month lease approved in writing by the Board, a new lease for a term of at least six (6) months is required upon the expiration of a lease. Only the entire Lot may be leased. The lease of a room(s) or any other portion of a Lot is prohibited. Each tenant is bound by and subject to all of the obligations under the First Amended Declaration, By-Laws and the rules and regulations of the Association and all other properly adopted Association rules, regulations, and policies. No more than four (4) Lots may be leased at any given time.

Article IV, Section 4.15 is hereby amended and restated to read as follows:

SECTION 4.15 ITEMS STORED IN PUBLIC VIEW - No items or objects shall be stored in public view that the Board of Directors determines constitutes an unsightly and/or cluttered appearance and/or which would tend to diminish the appearance of the Subdivision. Such items shall include, but not be limited to: commercial tools, work equipment and/or chemicals of any kind. Such items may be removed from any Lot by the Association without liability for trespass or otherwise upon mailing notice to the Lot Owner ten (10) days prior to such removal. The Association shall bear no responsibility or liability for the items removed so long as the notice requirement herein is met.

If any provision of this Amendment is found to be in conflict with the First Amended Declaration, this Amendment will control. The First Amended Declaration, as hereby amended, is in all ways ratified, confirmed, and remains in full force and effect.

Capitalized terms used herein have the same meanings as that ascribed to them in the First Amended Declaration.

IN WITNESS WHEREOF, pursuant to the authority in §209.0041(h) of the Texas Property Code and Article VII, Section 7.1 of the First Amended Declaration, this Amendment has been approved by the members of the Association entitled to cast at least fifty-one percent (51%) of the total votes allocated to property owners in the Association.

IN WITNESS WHEREOF, this Amendment to the First Amended Declaration is executed as of the 2nd day of July, 2022.

Cypresswood Place Community
Improvement Association

By: 

Printed Name: David Brookshire

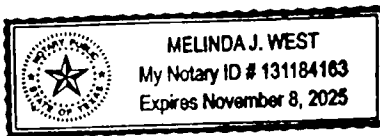
Title: Secretary

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared David S Brookshire, Secretary of Cypresswood Place Community Improvement Association, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purposes expressed and in the capacity herein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 day of July, 2022.

Melinda J West 7/2/2022
Notary Public – State of Texas



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Pages 5
07/12/2022 02:27 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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