

FIRST AMENDMENT  
to  
DECLARATION OF CEVENANTS, CONDITIONS AND RESTRICTIONS  
FOR SPRING BRANCH TOWNHOMES

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THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

WHEREAS, Lexington 26, L.P., a Texas limited partnership ("Declarant"), caused the instrument entitled "Declaration of Covenants, Conditions and Restrictions for Spring Branch Townhomes" to be filed in the Official Public Records of Harris County, Texas under Document No. 2021-89148 (the "Declaration"), which instrument poses various covenants, conditions, restrictions, and easements on the real property described as shown therein.

WHEREAS, Article X, Section 2, of the Declaration provides that the Declaration may be amended by Declarant;

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

**ARTICLE IV**  
**COVENANT FOR MAINTENANCE ASSESSMENTS**

**SECTION 3. AMOUNT OF ANNUAL ASSESSMENTS:** The annual assessment by the association shall be determined by the Board of Directors of the Association, as its sole discretion, after consideration of current maintenance costs and future needs of the Association.

This amendment is deemed to be part of and is to be interpreted in accordance with this Declaration. Except as amended herein, all provisions of the Declaration are hereby ratified and confirmed and continue in full force and effect.

IN WITNESS WHEREOF, Developer has executed this instrument as of the date set forth below for the purpose of acknowledging its approval to the amendment of the Declaration, to be effective upon recording in the Official Public Records of Harris County, Texas.

Executed on the 15th day of October, 2021.

RP-2022-317377

DECLARANT:

Lexington 26, L.P., a Texas limited partnership

BY: Lexington 26 G.P., L.L.C., a Texas limited liability company  
its General Partner

BY:

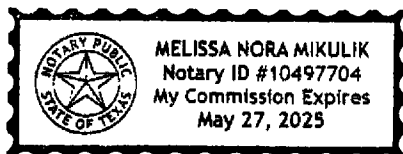
  
Kenneth B. Williams, Manager

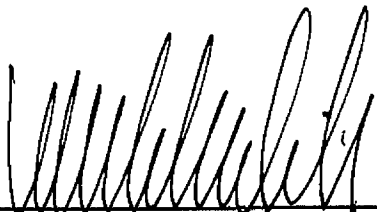
THE STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 21 day of  
October, 2021 by Kenneth B. Williams, Manager of Lexington 26 G.P., L.L.C., a  
Texas limited liability company, General Partner of Lexington 26, L.P., a Texas limited  
partnership on behalf of the said named entity.



  
NOTARY PUBLIC, STATE OF TEXAS

RP-2022-317377

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# Pages 3  
06/17/2022 02:42 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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

RP-2022-317377