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K415582

039-65-1861

AMENDMENTS TO THE DECLARATION OF  
RESTRICTIONS FOR TIMBERLAKE ESTATES, SECTION I

STATE OF TEXAS )  
 )  
 )  
COUNTY OF HARRIS )

02/17/86 00204313 K415582 \$ 445.75

WHEREAS, the undersigned are the owners of Fifty-One Percent (51%) or more of the total number of lots situated in Timberlake Estates, Section I, a subdivision situated in Harris County, Texas, as described on the attached Exhibit "A" which is incorporated herein by reference the same as if fully set forth at length, and

WHEREAS, certain restrictions (hereinafter "restrictions") covering the property described on the attached Exhibit "A" were filed in the County Clerk's office, Harris County, Texas on November 27, 1956, under File No. 1605532, and

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WHEREAS, those certain restrictions were in accordance with their terms amended on or about July 7, 1969, by amendment recorded in Vol. 7674, Pages 256 through 260 of the Real Property Records of Harris County, Texas on file at the Harris County Clerk's office, and

WHEREAS, it is the desire of more than Fifty One Percent (51%) of the lot owners to further amend the deed restrictions as evidenced by their signatures attached to these amendments, in accordance with the terms and provisions of the restrictions, as amended, described above,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, being the record owners of more than Fifty-One Percent (51%) of the total number of lots in Timberlake Estates, Section I, a subdivision in Harris County, Texas according to the plat thereof filed for record October 23, 1956, under County Clerk File No. 1640736, Harris County, Texas, do hereby amend the deed restrictions as follows: *lee*

Sections (1) through (4) of said restrictions are retained and incorporated herein by reference as if set forth at length word for word.

Section (5) of said restrictions is hereby amended as follows:

(5) The approval above mentioned shall be required by a majority vote of the Board of the Timberlake Estates Property Owners Association, a non-profit corporation (hereinafter the "Board"). The initial Board shall be composed of seven members elected from nominations received by the Board of Directors of the Timberlake Estates Civic Club, the entity currently responsible for the maintenance, upkeep, preservation and protection of Timberlake Estates, Section I, no later than November 15, 1985. Ballots with the names of all nominees shall be mailed by depositing the same with the U. S. Postal Service First Class Mail, postage prepaid, to each property owner no later than December 1, 1985 designating the names of the individuals nominated, and the position sought. Those individuals in each position receiving the majority of votes actually cast for said position from ballots post-marked no later than December 15, 1985

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER THE FEDERAL LAW

A CERTIFIED COPY

DEC 13 2005

ATTEST:  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

*Lonye Green* Deputy  
LONYE GREEN



shall be elected to the Board for the terms hereinafter set forth. Positions on the Board shall be numbered 1 through 7. The initial term of positions 1, 2, and 3 will be one year, of position 4 and 5 will be two years, and of position 6 and 7 will be three years. After the initial term for each position, all terms will be for three years. Elections thereafter shall be as more particularly set forth in the by-laws of the Timberlake Estates Property Owners Association. In the event of a vacancy (resignation, death or any other reason) the Board shall call an election to elect a successor to serve the balance of any unexpired term. Upon the election of the initial Board, the above described duties of the Timberlake Estates Civic Club will be passed to and assumed by the Timberlake Estates Property Owners Association, which, acting through the Board, shall be solely responsible for the maintenance, upkeep, preservation and protection of Timberlake Estates, Section I, as well as the enforcement of the Restrictions.

Sections (6) through (21) of said restrictions are retained and incorporated herein by reference as if set forth at length word for word.

Additional sections of said restrictions are hereby set forth and included herein as follows:

(22) It is further provided that a maintenance fee in the amount of One Hundred and No/100 Dollars (\$100.00) per year (the Annual Maintenance Fee") shall be assessed against and paid by each property owner in Timberlake Estates, Section I (property owner is defined as any person or entity or combination thereof holding record title to one or more lots in Timberlake Estates, Section I). In the event that any property owner has more than one single family residential structure located on lot(s) within Timberlake Estates, Section I, then the annual maintenance fee to be paid by that property owner shall be equal to One Hundred and No/100 Dollars (\$100.00) per single family residential structure. The maintenance fee is non-escalating. No more than one single family residential structure shall be erected, on each lot, except as provided for herein.

(23) It is further provided that the annual maintenance fee shall be reduced for senior citizens, sixty-five years of age or over, to Fifty and No/100 Dollars (\$50.00) per year. The Board reserves the right to require satisfactory proof of age for anyone claiming senior citizen status in accordance with this section.

(24) The annual maintenance fee established in Section (22) hereinabove shall be paid to the Timberlake Estates Property Owners Association, on or before the 31st day of January, of each year. Alternatively, property owners may elect to pay the fee monthly, at the rate of Ten and No/100 Dollars (\$10.00) per month, payable on or before the last day of each and every month of the year, for a total of One Hundred Twenty and No/100 Dollars (\$120.00). Those claiming senior citizen status may elect to pay their maintenance fee monthly, at the rate of Five and No/100 (\$5.00) per month, for a total of Sixty and No/100 (\$60.00) per year.

(25) Control, management, use and disposition of the receipts of the annual maintenance fee shall be the sole responsibility and at the sole discretion of the Board, except as provided for herein.

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Harris County, Texas

*Lonye Green*  
LONYE GREEN

Deputy

039-65-1863

(26) The Timberlake Estates Property Owners Association is hereby granted a lien by each and every property owner against any and all lots in Timberlake Estates, Section I, owned by each respective property owner, for the total sum of any and all unpaid maintenance fees which may become due and unpaid, together with interest thereon at the highest lawful rate and costs of collection, including but not limited to, attorneys fees and costs of court.

(27) The maintenance fee shall be dedicated to the general maintenance and upkeep of the common areas of The Timberlake Estates, Section I Subdivision, as well as for the enforcement of these restrictions and protection of the Subdivision. Capital Expenditures for any one particular capital improvement in excess of One Thousand and No/100 Dollars (\$1,000.00) must be granted prior approval by election of the lot owners. The affirmative vote of a majority of the property owners voting in any such election, as more particularly set forth in the by-laws of the Board, shall constitute the prior approval required hereby. "Capital Expenditures" is hereby defined as expenditures allocated to the construction of improvements on any property owned, managed, or maintained by the Timberlake Estates Property Owners Association.

The following individuals, constituting current record title owners of more than Fifty-One Percent (51%) of the total number of lots in Timberlake Estates, Section I, by affixing their signatures hereto, do hereby approve and ratify the above and foregoing Amendments to the Declaration of Restrictions for Timberlake Estates, Section I, a subdivision in Harris County, Texas.

FILED  
FEB 17 4 38 PM 1966  
*Christa Roedel*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

*Lonye Green* Deputy  
LONYE GREEN



TIMBERLAKE ESTATES, SECTION ONE (1), a subdivision in Harris County, Texas, according to the plat thereof filed for record October 23, 1956 under County Clerk's File No. 1670700, in Harris County, Texas,

LESS AND EXCEPT: that tract of land, being a lake and common area, shown on said plat as "ACREAGE", more particularly described by metes and bounds, as follows, to wit:

Beginning at the most southerly corner of this tract, said corner being located north 58° 30' west a distance of 60.00 feet from the most westerly corner of Block 11, TIMBERLAKE ESTATES, SECTION ONE (1), map of which is filed for record under Harris County Clerk's File No. 1670700, filed October 23, 1956;

Thence north 58° 30' west a distance of 527.01 feet to a point of curve;

Thence also a curve to the right, said curve having a radius of 270 feet, a distance of 203.42 feet to a point of tangent;

Thence north 15° 20' west a distance of 224.00 feet to a point of curve;

Thence along a curve to the left, said curve having a radius of 330.00 feet, a distance of 248.62 feet to a point of tangent;

Thence north 58° 30' west a distance of 45.00 feet to a point for a corner;

Thence 31° 30' east a distance of 300.00 feet to a point for a corner;

Thence south 58° 30' east a distance of 540.39 feet to a point of curve;

Thence along a curve to the right, said curve having a radius of 270.00 feet, a distance of 133.52 feet to a point of tangent;

Thence south 30° 10' east a distance of 364.45 feet to a point of curve;

Thence along a curve to the left, said curve having a radius of 330.00 feet a distance of 163.19 feet to a point for a corner;

Thence south 31° 30' west a distance of 370.93 feet to the place of beginning and containing 12.02 acres of land;

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Harris County, Texas

Lonye Green Deputy  
LONYE GREEN

# Timberlake Estates Property Owners Association

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TEPOA • P.O. Box 452 • Cypress, TX, 77410-0452

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To Whom It May Concern:

The original filed document, K415582, contains 175 pages of property owner signatures that approved this document. These signatures are not included here to keep the document shorter for ease of distribution via email and US Mail and to be friendly to the environment by not using paper in a wasteful manner.

Should the full 179 page document be required, it can be obtained by the requestor from the Harris County Clerk's Office where the appropriate fees will be charged for certified or uncertified copies.

Sincerely,

TEPOA Board