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FIRST AMENDMENT TO RESTRICTIONS AND COVENANTS GOVERNING PROPERTY AND LOTS IN CHAMPION FOREST, SECTION FOUR

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS FIRST AMENDMENT TO RESTRICTIONS AND COVENANTS GOVERNING PROPERTY AND LOTS IN CHAMPION FOREST, SECTION FOUR, sometimes referred to herein as the "Amendment," is made as follows. 11/12

WHEREAS, the Restrictions and Covenants Governing Property and Lots in Champion Forest, Section Four (sometimes referred to herein as the "Restrictions") were filed on June 7, 1979 and recorded under County Clerk's File No. G109681 in the Official Public Records of Real Property of Harris County, Texas.

WHEREAS, it is necessary to amend the Restrictions pursuant to the amendment provision set forth in Paragraph 16 thereof, which provides:

These covenants of restrictions are to run with the land and shall be binding on all owners of lots in Champion Forest, Section Four, and all persons claiming under them until January 1, 1996, after which time said covenants and restrictions shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots is filed for record in Harris County, Texas, altering, rescinding, or modifying said covenants and restrictions in whole or in part.

NOW, THEREFORE, at least a majority of the owners of the lots within Champion Forest, Section Four hereby make the following amendments and modifications to the Restrictions:

Paragraph 6 of the Restrictions currently provides:

Nuisances: No noxious or (*sic*) offensive activity shall be permitted upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Paragraph 6 of the Restrictions is hereby amended and replaced with:

Prohibition of Certain Activities/Lot Maintenance: No activity, whether for profit or not, shall be carried on upon any Lot which is not related to single-family residential purposes. No noxious or offensive activity of any sort shall be permitted upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. All Lots shall be kept in a sanitary, healthful, safe and attractive condition at all times, including cutting of weeds and grass. The owner or occupant of all Lots shall not store material and equipment except for normal residential requirements and those requirements incident to construction of initial improvements, or

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