

Amend
18
2

**FIRST AMENDMENT OF
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS**

FOR

DEERFIELD PARK

lee

A RESIDENTIAL SUBDIVISION IN HARRIS COUNTY, TEXAS

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS THAT:
COUNTY OF HARRIS §

Pursuant to that certain instrument entitled "Declaration of Covenants, Conditions, Restrictions and Easements for Deerfield Park" (the "Declaration") filed on May 26, 2004 under Clerk's File No. V487136, Official Public Records of Real Property of Harris County, Texas, including Section 11.10 of the Declaration, *UNIVERSITY DEVELOPMENT, INC.*, a Texas corporation (hereinafter referred to as "Declarant") hereby amends the Declaration as follows:

**I.
Definitions**

In addition to the definitions contained herein, all definitions set forth in the Declaration (including Article II of the Declaration) are incorporated by reference herein.

**II.
Amendments**

Section 2.08 of the Declaration is hereby deleted in its entirety and the following substituted in place thereof:

SECTION 2.08 "Community Properties" means:

2.08.1 all common areas so designated herein or by a Plat intended for the common use of Owners, including, without limitation, Restricted Reserves "A" through "T", inclusive, as shown on the Initial Plat of the Subdivision.

2.08.2 all private streets within the Subdivision, including to the extent applicable all esplanades, curbs and similar areas encompassed thereby, and including in particular but without limitation Trophy Deer Court, North White Tail Court, South White Tail Court, Fawn Gully and White Tail Lane as so designated on the Initial Plat of the Subdivision, unless and until, and as to any part of, any private street which is dedicated to the public;

2004-03-07 10:24:41

2.08.3 all mail box banks, water meter banks and/or electrical meter banks so designated by Declarant or the Board as permitted by Section 9.06 of the Declaration, including entry, access and exit areas regarding same;

2.08.4 all Subdivision Facilities; and

2.08.5 all other properties, real or personal, conveyed to or dedicated to the use of, or otherwise acquired by the Association for the common use, enjoyment and benefit of, the Association, together with all improvements thereon and appurtenances thereto.

III.
Integration and Ratification

The foregoing amendment to the Declaration is deemed to be a part of and is to be interpreted in accordance with the Declaration. All provisions of the Declaration not so amended are hereby ratified and confirmed in each and every particular, and will continue in full force and effect pursuant to the terms of the Declaration.

IN WITNESS WHEREOF, Declarant has executed this First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Deerfield Park on this 3rd day of February, 2005.

UNIVERSITY DEVELOPMENT, INC.,
a Texas corporation
"Declarant"

By: [Signature]
Name: JORGE CASIMIRO
Title: C.E.O.

10

FILED
05 MAR -7 AM 11:40
COUNTY CLERK
HARRIS COUNTY, TEXAS
[Signature]

FP 02-4-46

DECLARANT'S ACKNOWLEDGMENT

STATE OF TEXAS

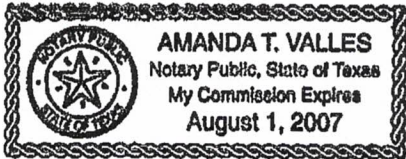
§

COUNTY OF HARRIS

§

§

This instrument was acknowledged before me on the 3rd day of February, 2005, by Jorge Casimiro, C.E.O. of UNIVERSITY DEVELOPMENT, INC., a Texas corporation, on behalf of the corporation.



Amanda T. Valles
Notary Public, State of Texas
Name: Amanda Valles
My Commission Expires: 8-1-07

AFTER RECORDING RETURN TO:

Mr. Lou W. Burton
Williams, Birnberg & Andersen, L.L.P.
2000 Bering Drive, Suite 909
Houston, Texas 77057-3746

F:\WP\LWB\BA\UNIV\Deerfield\CorpDocs\1AMEND.wpd

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 on

MAR - 7 2005



Brody B. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS