

FIRST AMENDMENT
to
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CANYON LAKES AT THE BRAZOS, SECTION ONE (1)
A SUBDIVISION IN FORT BEND COUNTY, TEXAS

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS.
COUNTY OF FORT BEND §

WHEREAS, 274 BRAZOS LTD , a Texas limited partnership, (the "Declarant") was the sole record owner of that certain property heretofore platted and subdivided into that certain residential subdivision known Canyon Lakes at the Brazos, Section One (1), a subdivision located in Fort Bend County, Texas according to the map or plat thereof filed under Fort Bend County Clerk's File Number 2003077568 and in County Clerk's Slide No. 2470B and 2471A of the Map or Plat Records of Fort Bend County, Texas (the "Section"), and

WHEREAS, Declarant by that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions Canyon Lakes at the Brazos, Section One (1) A Subdivision in Fort Bend County" filed of record on August 27, 2003 in the Official Public Records of Real Property of Fort Bend County, Texas, under County Clerk's File No 2003118876 (the "Declaration"), imposed on the Section all those certain covenants, conditions, restrictions, and easements set forth therein, and

WHEREAS, the undersigned is the Owner of one hundred percent (100%) of the Lots in the Section and wishes to amend the Declaration as set forth below

NOW, THEREFORE, the Declaration is hereby amended as follows:

Article II, Section 2.18 of the Declaration entitled "Special Restrictions - "Lake Lots" " is hereby amended to add a new subsection as follows

SECTION 2.18. SPECIAL RESTRICTIONS - LAKE LOTS

(j) Exterior Materials All residential structures on Lake Lots, including attached garages, must have one hundred percent (100%) brick on all

elevations (including front, sides and rear, but excluding eaves and facia), on the ground floor/first floor only whether the structures be one (1) or two (2) stories

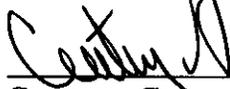
The amendment of the Declaration set forth above shall be deemed to be a part of and shall be interpreted in accordance with the Declaration. All provisions of the Declaration not amended hereby are hereby ratified and confirmed in each and every particular, and shall continue in full force and effect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

IN WITNESS WHEREOF, the undersigned being the Owner of one hundred percent (100%) of the Lots within the Section, for the purpose of acknowledging its consent and approval to the amendment of the Declaration has executed this instrument as of the date set forth below to be effective upon filing of record in the Official Public Records of Real Property of Fort Bend County, Texas. The Association joins in the execution of this instrument to evidence its consent and approval to same.

Executed on the 10th day of September, 2003

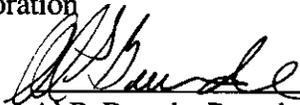
**274 BRAZOS, LTD.,
A TEXAS LIMITED PARTNERSHIP**

By Its General Partner, Land Tejas Development at the Brazos South, L.L.C., a Nevada limited liability Co

By  _____
Courtney Grover, Co-Manager

By L.T Partnership, Ltd., a Texas Partnership,
Co-Manager

By Its General Partner, L T
Management, Inc a Nevada
corporation

By  _____
Al P. Brende, President

CANYON GATE AT THE BRAZOS
OWNERS ASSOCIATION, INC.

By *Bruce Grover*
Bruce Grover, President

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Courtney Grover, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said company and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of September, 2003

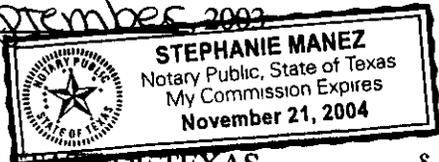


Stephanie Manez
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Al P Brende, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said company and in the capacity therein stated GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of

September, 2003



Stephanie Manez
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Bruce Grover, President of Canyon Gate at the Brazos Owners Association, Inc known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said company and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of September, 2003



Stephanie Manez
Notary Public in and for the State of Texas

Return to:

Butler & Hailey, P.C.
1616 S. Voss, Suite 500
Houston, Texas 77057

88241

RETURNED AT COUNTER TO:

Paul Fanner/Irvins Quick Couriers
6101 S.W. Frwy #206
Houston, TX 77057

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

2003 SEP 10 01:14 PM 2003126645
LJ \$13.00
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS