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*Amend*  
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**FIRST AMENDMENT TO THE  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
VILLAGES OF CYPRESS LAKES, SECTION THIRTEEN (13)**

*lee*

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

This First Amendment to the Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Thirteen (13), is made effective on the date hereinafter set forth by **WOODMERE DEVELOPMENT CO., LTD.**, a Texas limited partnership, hereinafter referred to as "Declarant".

**WITNESSETH:**

WHEREAS, Declarant is the record owner of at least ninety percent (90%) of the lots in that certain tract or parcel of real property which has been platted as **VILLAGES OF CYPRESS LAKES, SECTION THIRTEEN (13)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code Number 589002 of the Map Records of Harris County, Texas.

WHEREAS, by instrument entitled Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Thirteen (13), dated May 22, 2006, Declarant imposed certain restrictions, covenants, conditions, stipulations and reservations upon all of the Lots in Villages of Cypress Lakes, Section Thirteen (13), which original Declaration was filed for record in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. Z420914 (Film Code No. 024-11-1327); and,

WHEREAS, Declarant has determined that the uniform plan for the development, improvement and sale of the Properties should be partially amended, as hereinafter provided, and that the original Declaration as described in the immediately preceding paragraph should be, and the same is hereby amended only in the particulars herein specifically set forth; and,

WHEREAS, Article IX, Section 9.1 of the Declaration allows for the amendment of the Declaration, in whole or in part, by recordation of an instrument setting forth such changes in the Official Public Records of Harris County, Texas, which has been signed by ninety percent (90%) of the then owners of the Lots.

NOW, THEREFORE, Declarant, being the present record owner of at least ninety percent (90%) of the Lots, hereby amends in part the Declaration of Covenants, Conditions and Restrictions filed for record in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. Z420914 (Film Code No. 024-11-1327), as follows:

Article III, Section 3.1(a) shall be deleted in its entirety and replaced with the following:

"3.1(a) Outbuilding. Provided the express written consent of the Architectural Control Committee is secured prior to installation and placement on a Lot, one (1) lawn storage building (limited to a maximum height of eight (8) feet from the ground to its highest point) and/or one (1) children's playhouse (limited to a maximum height of twelve (12) feet from the ground to its highest point), may be placed on a Lot. In no case can the outbuilding be permanently placed in a utility easement.

Article III, Section 3.9 shall be deleted in its entirety and replaced with the following:

“3.9 Playhouses or Other Amenity Structures. Playhouse or fort style structures and any other type of swing-set or playground equipment are limited to a maximum overall height of twelve (12) feet from the ground to their highest point. This equipment shall at all times be attractively maintained and in good working order. Additionally, playground equipment of any type or amenity structures of any type are permitted only when the specific Lot involved is completely enclosed by fences in accordance with Section 3.13.

Except as herein specifically provided, the Declaration of Covenants, Conditions and Restrictions for Villages of Cypress Lakes, Section Thirteen (13) is not affected or modified hereby, and each and every term and provision of said Declaration not specifically herein amended is hereby ratified and confirmed as being in full force and effect.

EXECUTED this 20<sup>th</sup> day of September, 2006.

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DECLARANT:

WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership

BY: WOODMERE GP, LLC., a Texas limited liability company, its General Partner

FILED

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*Beverly B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

By: *John Sachs*  
Name: John Sachs  
Title: Manager

