

AMENDMENT TO THE RESTRICTIONS AND REGULATIONS OF  
177 LAKE ESTATES ASSOCIATION, INC.

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

WHEREAS, the 177 Lake Estates Association, Inc. (the "Association"), is the governing entity for 177 Lake Estates, an addition in Montgomery County, Texas, and

WHEREAS, the Subdivision is Subject to the Restrictions and Regulations, 177 LAKE ESTATES, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2012-034735, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS, Section 209.0041(h) of the Texas Property Code provides that the Declaration may be amended by the vote of 67% of the total votes allocated to property owners entitled to vote; and

NOW THEREFORE, in accordance with the foregoing, and as evidenced by the Certification hereto, the following amendment is hereby incorporated into the Original Declarations as if the same had been made a part thereof as originally recorded.

Section 2 shall be deleted in its entirety and replaced with the following:

2. RESIDENTIAL, COMMERCIAL AND SPECIAL USE ZONING

All lots and tracts in Section 1-VII are single family residential lots and shall be used for such purposes and none other EXCEPT:

Section I, Block 2, Lots 9, 10, and 11, and

Section VII, Block 1, Lots 1, 2, and 3

These lots may be used for either residential or any type commercial purpose EXCEPT (a) The sale of alcoholic beverages for on-site consumption, (b) The sale and storage of wrecked cars or used auto parts, (c) Any business engaged in the purchase and resale of junk or salvage, and (d) any business which engenders undue noise.

Section VI, Block 5, Lot 2 may be used only for the purpose of a non-denominational or multi-denominational Chapel. No alcoholic beverages shall ever be allowed on the Chapel property.

TRACTS 1, 2, 3

Tract 1, adjoining Lot 7 Block Two (2) Section II and Tracks 2 and 3, adjoining the north easternmost boundaries of Lots 13 and 14 respectively of Block Two (2) Section II, are small portions of land less than lot size. Tracks 1, 2, and 3 may be

used only for extensions to their respective adjoining lots. These tracts shall carry no additional building or community owned lake and recreational or voting privileges.

If any provision of this Amendment is found to be in conflict with the Original Declaration, this Amendment shall control.

The Declaration, as hereby amended, is in all respects ratified and confirmed and shall remain in full force and effect.

SIGNED this 23 day of November 2021.

DECLARANT:

177 Lake Estates Homeowners Association

Weldon C. Marshall

Weldon Marshall, President

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY   §

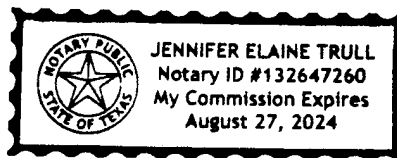
BEFORE ME, the undersigned authority, on this day personally appeared Weldon Marshall, the President of 177 Lake Estates Homeowners Association known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

SIGNED this 23<sup>rd</sup> day of November 2021.

Jennifer Elaine Trull

Notary Public – State of Texas

✓ Please return to:  
177 Lake Estates HOA  
P.O. Box 616  
Montgomery, TX 77356



FILED FOR RECORD  
11/24/2021 10:58AM

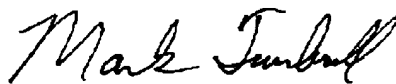


COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number  
sequence on the date and time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

11/24/2021



County Clerk  
Montgomery County, Texas