

9766425

308-00-2427

7  
5

AMENDMENT TO DECLARATIONS OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
LONGMIRE ON LAKE CONROE, SECTIONS I AND II

**THE STATE OF TEXAS**

**COUNTY OF MONTGOMERY**

This Amendment to the Declarations of Covenants, Conditions and Restrictions of Longmire on Lake Conroe, Sections I and II, is made on the 13 day of October, 1997 by Lake Conroe at Longmire Group Ltd., d/b/a Longmire on Lake Conroe, hereinafter referred to as "Declarant".

**WITNESSETH**

WHEREAS, Declarant is the developer of that certain subdivision known as Longmire on Lake Conroe, Section I, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet H, Sheets 120B-121A, inclusive, of the Map Records of Montgomery County, Texas, and is the owner of Reserves A and C of said subdivision; and

WHEREAS, Declarant is also the developer of that certain subdivision known as Longmire on Lake Conroe, Section II, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet H, Sheets 158B-159A, inclusive, of the Map Records of Montgomery County, Texas, and is the owner of Reserves B and E of said subdivision; and

WHEREAS, heretofore, Declarant caused to be filed in the Official Public Records of Real Property of Montgomery County, Texas, (i) a Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe, Section I, such Declaration being of record under Clerk's File No. 9546016 and Film Code No. 089-00-1544 of said records, and (ii) a Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe, Section II, such Declaration being of record under Clerk's File No. 9603593 and Film Code No. 126-00-0426 of said records (the said Declarations being collectively referred to herein as the "Restrictions"); and

WHEREAS, Declarant has caused to be prepared and filed in Cabinet J, Sheets 161-163, inclusive, of the Map Records of Montgomery County, Texas, a replat of Longmire on Lake Conroe, Sections I and II (the "Replat"), the purpose of such Replat being (i) to subdivide Reserves A and C of Section I (as originally depicted on the plat thereof recorded in Cabinet H, Sheets 120B-

308-00-2428

121A, Map Records of Montgomery County, Texas) and Reserves B and E of Section II (as originally depicted on the plat thereof recorded in Cabinet H, Sheets 158B-159A, Map Records of Montgomery County, Texas) into residential lots, and (ii) to convert all streets from public to private; and

WHEREAS, Declarant desires to modify and amend the Restrictions so as to include within the definition of "interior lot" and the definition of "lot" and/or "lots" (as set out in the Restrictions) the residential lots resulting from the subdivision of said Reserves A and C of Section I and Reserves B and E of Section II of Longmire on Lake Conroe, it being the intent of Declarant to impose upon such lots all of the use restrictions and other covenants, conditions and restrictions applicable to the "lots" and "interior lots" depicted on the original plats of Sections I and II of Longmire on Lake Conroe.

NOW, THEREFORE, in consideration of the foregoing, Declarant declares that Lots 1, 2, 3, 13, 14 and 15, in Block 2 and Lots 6, 7 and 8 in Block 3 of the Replat of Longmire on Lake Conroe, as per map or plat thereof recorded in Cabinet J, Sheet 161-163, inclusive, of the Map Record of Montgomery County, Texas are designated as "lots" and "interior lots" as those terms are defined in the Restrictions.

Declarant hereby imposes upon said Lots 1, 2, 3, 13, 14 and 15 in Block 2 and Lots 6, 7 and 8 in Block 3 of the Replat, all of the covenants, conditions and restrictions applicable to the "lots" and "interior lots" identified in the Restrictions and expressly subjects and burdens said Lots 1, 2, 3, 13, 14 and 15 in Block 2 and Lots 6, 7 and 8 in Block 3 of the Replat with all of the covenants, conditions and restrictions that apply to all of the other residential "lots" and "interior lots" in Longmire on Lake Conroe, Sections I and II.

Further, Reserve C depicted on the Replat is hereby dedicated exclusively for use as a greenbelt area and/or sales office, as shown on the Replat.

Except as otherwise specifically provided herein, the terms and provisions of the Restrictions shall remain unchanged and in effect as originally executed and filed.

EXECUTED this 13 day of October, 1997.

LAKE CONROE AT LONGMIRE GROUP LTD.  
a Texas Limited Partnership

By: MBMS, INC.,  
a Texas Corporation

  
\_\_\_\_\_  
Michael B. Stoecker, President

308-00-2429

STATE OF TEXAS

§  
§  
§

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Michael B. Stoecker, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was signed by him, as President of MBMS, INC., a Texas Corporation, on behalf of LAKE CONROE AT LONGMIRE GROUP, LTD., a Texas Limited Partnership, and that the same was the act of the said entities as stated, and that he executed the same as the act of such corporation for the purposes and considerations therein expressed, and in the capacity therein stated.



*Michelle Taylor*

Notary Public, State of Texas

FILED FOR RECORD  
97 OCT 14 AM 9:55  
MARK TURNBULL, CO. CLERK  
MONTGOMERY COUNTY, TEXAS  
*[Signature]*  
DEPUTY

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I hereby certify that this instrument was filed in  
File Number Sequence on the date and at the time  
stamped herein by me and was duly RECORDED in  
the official Public Records of Real Property of  
Montgomery County, Texas

OCT 14 1997



*Mark Turnbull*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS