

538762

AMENDMENT TO RESERVATIONS AND RESTRICTIONS
of
WOODLAKE SUBDIVISION, SECTION ONE

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WHEREAS, Wellborn Development Corporation caused Reservations and Restrictions of Woodlake, First Installment, to be recorded in Volume 411, page 577; of the Deed Records of Brazos County, Texas; and

CO. CLERK
Brazos County, Texas
BY Chris Howling
DEPUTY

WHEREAS, Wellborn Development Corporation caused Correction Reservations and Restrictions of Woodlake Subdivision, Section One, to be recorded in Volume 411, page 868, of the Deed Records of Brazos County, Texas; and

WHEREAS, with respect to amendments to the Correction Reservations and Restrictions of Woodlake Subdivision, Section One, those Reservations and Restrictions state:

"The term of the Restrictions shall be for a period from the filing of this instrument for record in Brazos County, Texas, until the 1st day of January, A.D. 1991, after which date such Restrictions shall be automatically extended for successive periods of ten (10) years each, unless and until, by instruments executed by the then record owners of a majority of the parcels in Woodlake and duly recorded in Deed Records of Brazos County, Texas, such Restrictions are altered, rescinded, modified or changed, in whole or in part";

and

WHEREAS, the record owners of parcels of the subdivision desire to amend the Restrictions;

IT IS, THEREFORE, AGREED that:

- (1) The amendments to the Reservations and Restrictions of Woodlake Subdivision, Section One, are attached hereto as "EXHIBIT A".
- (2) A list of the record owners of parcels in Woodlake Subdivision, Section One, as of October 19, 1993 is attached hereto as "EXHIBIT B".
- (3) Those record owners of parcels in Woodlake Subdivision, Section One who agree to the amendments in the Reservations and Restrictions have signed "EXHIBIT C" attached hereto and made a part hereof for all purposes. In accordance with the requirements for amending the Reservations and Restrictions, these records owners own a majority of the parcels in Woodlake Subdivision, Section One.

THIS DOCUMENT SUBMITTED BY THE SIGNATORIES SHOWN IN EXHIBIT C.

AMENDMENT TO
RESERVATIONS AND RESTRICTIONS OF WOODLAKE SUBDIVISION, SECTION ONE
as recorded in
VOLUME 411, PAGES 868-878, DEED RECORDS, BRAZOS COUNTY, TEXAS .

Insert After General Restrictions

SECTION ONE WOODLAKE ESTATES HOMEOWNERS' ASSOCIATION

The Section One Woodlake Estates Homeowners' Association, a Texas nonprofit corporation, shall be incorporated with its initial registered office in Wellborn, Brazos County, Texas, and with its principal office located at 16350 Woodlake Drive, College Station, Texas 77845. As used hereinafter, "Association" shall mean the Section One Woodlake Estates Homeowners' Association, its successors and assigns, and where appropriate, the Board of Directors thereof. The Association shall have the powers and functions provided by applicable law, its Articles of Incorporation, its By-Laws, as heretofore or hereafter amended, respectively, and such other powers as set forth herein. The Association shall administer the Maintenance Fund hereinafter mentioned as provided within the Restrictions.

Lot ownership and membership in the Association shall be inseparable. Transfer of a Lot automatically transfers membership in the Association. Execution of a contract of sale shall constitute transfer of a Lot for purposes of Association membership. Termination of a Contract of Sale shall cause the membership to revert to the record owner. Voting rights in the Association shall be as specified in the By-Laws of the Association.

Replace Architectural Control, 2d Paragraph, 4th Sentence

Effective as of the date of this Amendment, the power to designate members of the Architectural Control Committee will automatically pass to the Association.

Insert after Architectural Control

DUES

Each property owner in Section One, Woodlake Estates is hereby subject to annual dues as established in the By-Laws of the Association, payable in advance on the 15th day of January of each year, beginning January 15, 1994, and each succeeding year thereafter to the Association, its successors and assigns, for the purpose of creating a fund described below, known as the "Maintenance Fund". Failure to pay dues results in termination of voting rights in the Association until all delinquent dues are paid.

MAINTENANCE FUND

The dues shall be used to pay "maintenance expenses" which in the opinion of the Association would benefit the subdivision as a whole and for payment of

legal and other expenses in connection with the operation of the Association, and the enforcement of all recorded charges, restrictions, covenants, agreements and conditions affecting property to which dues apply, and doing any other things necessary and desirable in the opinion of the Association to keep property neat and in good order of which it considers of general benefit to the subdivision. The act of the Association and its expenditures of the Maintenance Fund shall be final so long as it acts in good faith.

Insertion in Paragraph 1, Miscellaneous Provisions (insertion shown in underlined italics)

1. The foregoing Restrictions are adopted as part of and shall apply to each and every parcel in Woodlake. Such Restrictions are equally for the benefit of Wellborn, its successors and assigns, and for the benefit of all subsequent owners of parcels in Woodlake and accordingly, shall be covenants running with the land. Any owner or lienholder of any property and the Homeowners' Association shall have the power to prosecute in the appropriate court a suit at law or in equity to prevent any violation or attempted violation of the Restrictions and to recover damages for any violation or attempted violation including, but not limited to, reasonable attorney's fees; provided, however, that this clause shall not restrict any governmental agency from acting to enforce any of the Restrictions.

PROPERTY OWNERS, WOODLAKE SUBDIVISION, SECTION ONE		
NAME	LOTS OWNED	PERSON APPROVING AMENDMENTS
Windham, Jerry & Patricia	1 Reserve Tr.	
Green, Timothy & Melinda	1,2	Timothy Green
Anderson, Ted & Sarah	3	
Magyar, Steve & Helen	4	
Morrison, Henry	5	
Eernisse, Jon	6,18,19	
Stephens, Charles & Elaine	7,11	Elaine Stephens
Brunson, Wm. & Lynn	8	William O. Brunson
Logan, Peter & Kathleen	9	Peter H. Logan
Parkerson, Don & Cheryl	10	
Ransom, Henry	12	
Felder, Joe	13	
Piedrahita, Jorge & Carla	14	Jorge A. Piedrahita
Lockhart, Bobby & Patricia	15	
Klintworth, Marvin & Donna	16	
Drozd, Victor & Shirley	17	
McDonald, Bruce	20	Bruce A. McDonald
Burkhalter, Stella	21	
Reavis, R. Lee & Jean	22	Jean F. Reavis
Beltrand, John & Jackie	23,24	John Beltrand
Norton, Gary & Greta	25,26	Gary Norton
Pavliniski, Gene	27	
Cole, Gary & Penni	28	
Gongora, Felix & Cecilia	29	Cecilia Gongora
Stoddard, Mark	30	
Connell, Bobby & Etta	31	
Elliott, Kenny & Carla	32	
Haisler, Walter & Delores	33,34	Walter Haisler

EXHIBIT B

Page 2 of 3

Johnson, Darwin & Sharon	35	
Godine, James & Hiawatha	36	James Godine, Jr.
Sassen, Roger & Linda	37	Linda Sassen
Legener, Richard	38	
Rios, Abel & Janie	39	Abel D. Rios
Berry, Paul & Cathy	40,41	Catherine Ann Berry
Mirza, Wajahat	42,43	
Franceschi, John & Leigh	44	John L. Franceschi
Zajicek, Jayne	45,46	Jayne M. Zajicek
Lisenby, Eddie & Janie	47	
Thurmond, Trey & Khris	48,49	Milam F. Thurmond, III
Turner, James & Dawn	50	Dawn Turner
Spainhour, C.B.	51	
Olson, Raymond & Susan	52	
Gandy, Gary & Linda	53,54	Linda E. Gandy
Tucker, Janell	55	
Tucker, Douglas	56	
Center, Charles & Lois	57	
Schumacher, James	58	
Kalinec, Ronald	59	
Allen, Thomas & Billye	60	
Nichols, William & LeeAnn	61	William W. Nichols
Evans, James	62,63	
Boyle, David & Anne	64,65,66	David R. Boyle
Lindstrom, Bruce	67	
Arias, T.J. & Laurie	68	Laurie M. Arias
James, Robert & Mary	69,70	Mary L. James
Nunley, Michael & Sherri	71	Sherri Lyn Nunley
Huebner, George & Lenae	72	Lenae M. Huebner
Richardson, James & Sheila	73,74	Sheila Richardson
Rosser, Terry & Myrna	75	Terry N. Rosser

EXHIBIT B

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Howell, Robert	76	
Shaffer, James & Sarah	77	James B. Shaffer
Judice, Jo Anne	78	
Edmonds, Loren & Shirley	79	
Lippke, Lawrence & Sharon	80	Lawrence A. Lippke
Willard, Erlene	81	
Windham, Henry & Merle	82	

John L. Franceschi
Signature

JOHN L. FRANCESCHI
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October
1993, by JOHN L. FRANCESCHI

Mary C. Horn
Notary Public, State of Texas
Ed. officio

Jayne M. Zajicek
Signature

Jayne M. Zajicek
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October
1993, by JAYNE M. ZAJICEK

Mary C. Horn
Notary Public, State of Texas
Ed. officio

John M. Beltrand
Signature

JOHN BELTRAND
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October
1993, by JOHN BELTRAND

Mary C. Horn
Notary Public, State of Texas
Ed. officio

Sherri Lyn Nunley
Signature

Sherri Lyn Nunley
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by SHERRI LYN NUNLEY

Mary C. Horn
Notary Public, State of Texas
Ed. of file

Lenae M. Huebner
Signature

LENAE M. HUEBNER
Printed Name

DL
STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by LENAE M. HUEBNER

Mary C. Horn
Notary Public, State of Texas
Ed. of file

Catherine Ann Berry
Signature

Catherine Ann Berry
Printed Name

DL
STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by CATHERINE T. BERRY

Mary C. Horn
Notary Public, State of Texas
Ed. of file

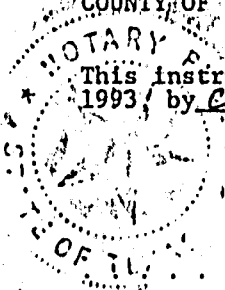
Catherine Ann Berry
Signature

Catherine Ann Berry
Printed Name

DL

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by CATHERINE ANN BERRY



Notary Public, State of Texas

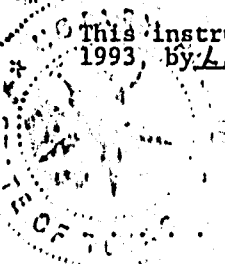
Laurie Arias
Signature

Laurie Arias
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by LAURIE M. ARIAS

DL



Notary Public, State of Texas

Mary C. Horn
Ex-officio

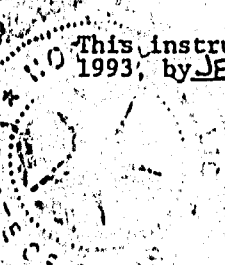
Jean F. Reavis
Signature

Jean F. Reavis
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by JEAN F. REAVIS

DL



Notary Public, State of Texas

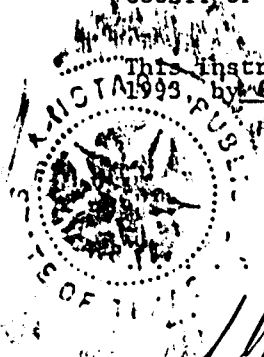
Mary C. Horn
Ex-officio

Gary Norton
Signature

GARY NORTON
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by GARY NORTON



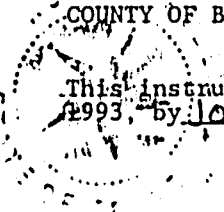
Mary C. Horn
Notary Public, State of Texas
Ex-Officio

[Signature]
Signature

Jorge A. Piedrahita
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by JORGE A. PIEDRAHITA



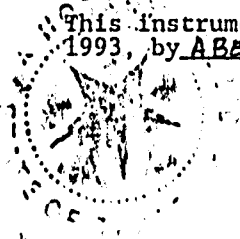
Mary C. Horn
Notary Public, State of Texas
Ex-Officio

[Signature]
Signature

Abel Rios
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by ABEL D. RIOS

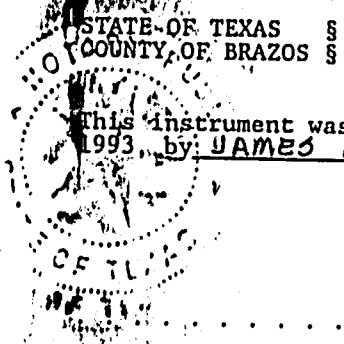


Mary C. Horn
Notary Public, State of Texas
Ex-Officio

James B. Shaffer
Signature

JAMES B. SHAFFER
Printed Name

DL



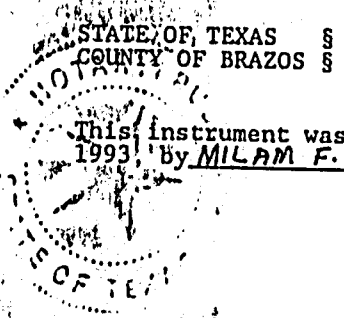
This instrument was acknowledged before me on the 19th day of October 1993, by JAMES B. SHAFFER

Mary C. Horn
Notary Public, State of Texas
Ex-officio

DL

Milam Frank Thurmond III
Signature

Milam Frank THURMOND III
Printed Name



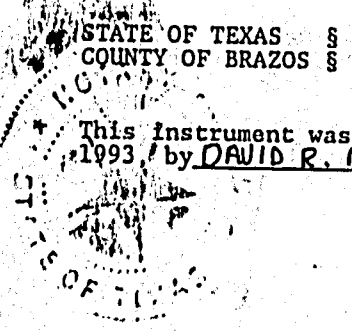
This instrument was acknowledged before me on the 19th day of October 1993, by MILAM F. THURMOND III

Mary C. Horn
Notary Public, State of Texas
Ex-officio

David R. Boyle
Signature

David R. Boyle
Printed Name

DL

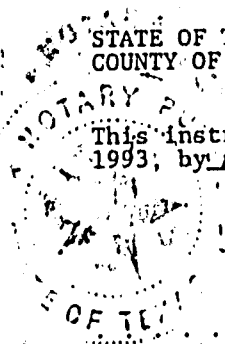


This instrument was acknowledged before me on the 19th day of October 1993, by DAVID R. BOYLE

Mary C. Horn
Notary Public, State of Texas
Ex-officio

Peter H. Logan
Signature

PETER H. LOGAN
Printed Name



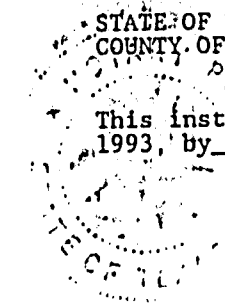
STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by PETER H. LOGAN

Mary C. Horn
Notary Public, State of Texas
Ex-officio

Khris Thurmond
Signature

Khris Thurmond
Printed Name



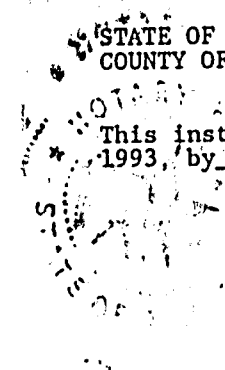
STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by KHRIS THURMOND

Mary C. Horn
Notary Public, State of Texas
Ex-officio

William O. Brunson
Signature

William O. BRUNSON
Printed Name



STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October 1993, by WILLIAM O. BRUNSON

Mary C. Horn
Notary Public, State of Texas
Ex-officio

WE Haisler
Signature

WALTER E. HAISLER
Printed Name

DL

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October
1993, by WALTER E. HAISLER, JR.

Mary C. Horn
Notary Public, State of Texas
Ex-officio

Elaine Stephens
Signature

Elaine Stephens
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October
1993, by ELAINE STEPHENS

Mary C. Horn
Notary Public, State of Texas
Ex-officio

James Godine Jr.
Signature

JAMES GODINE JR.
Printed Name

DL

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 19th day of October
1993, by JAMES GODINE, JR.

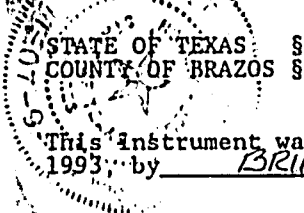
Mary C. Horn
Notary Public, State of Texas
Ex-officio

Bruce A. McDonald

Signature

Bruce A. McDonald

Printed Name



STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 21 day of October, 1993, by BRUCE A. McDONALD

Del Batchelor

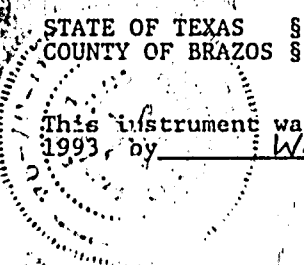
Notary Public, State of Texas

William W. Nichols

Signature

WILLIAM W. NICHOLS

Printed Name



STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 21 day of October, 1993, by WILLIAM W. NICHOLS

Del Batchelor

Notary Public, State of Texas

Terry N. Rosser

Signature

TERRY N. ROSSER

Printed Name

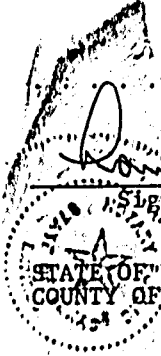
STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 22 day of October, 1993, by TERRY N. ROSSER

Del Batchelor

Notary Public, State of Texas





Lawrence A. Lippke
Signature

LAWRENCE A. LIPPKE
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 25th day of October, 1993, by LAWRENCE A. LIPPKE

Bet Batchelor
Notary Public, State of Texas

Linda E. Gandy
Signature

LINDA E. GANDY
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 25th day of October, 1993, by LINDA E. GANDY

Bet Batchelor
Notary Public, State of Texas

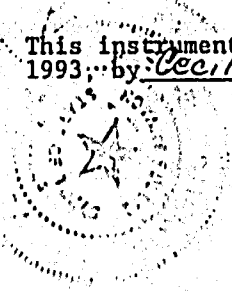
Cecilia Gonzora
Signature

Cecilia Gonzora
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

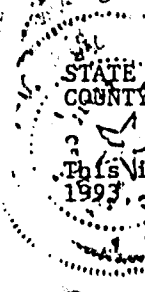
This instrument was acknowledged before me on the 25th day of October, 1993, by Cecilia Gonzora

Bet Batchelor
Notary Public, State of Texas



Linda Sassen
Signature

Linda Sassen
Printed Name



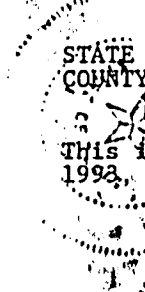
STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 26th day of October,
1993, by LINDA SASSEN

Bet Batchelor
Notary Public, State of Texas

Mary L. James
Signature

MARY L. JAMES
Printed Name



STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 2nd day of November,
1993, by MARY L. JAMES

Bet Batchelor
Notary Public, State of Texas

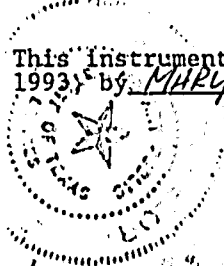
Mary L. James
Signature

MARY L. JAMES
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 2nd day of November,
1993, by MARY L. JAMES

Bet Batchelor
Notary Public, State of Texas

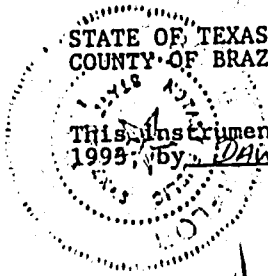


Dawn Turner
Signature

Dawn Turner
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 3rd day of November,
1993, by DAWN TURNER



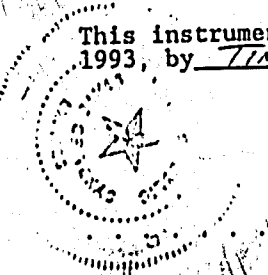
Bet Batchelor
Notary Public, State of Texas

Timothy Green
Signature

Timothy Green
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 3rd day of November,
1993, by TIMOTHY GREEN



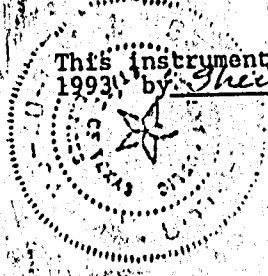
Bet Batchelor
Notary Public, State of Texas

Sheila Richardson
Signature

Sheila Richardson
Printed Name

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 12th day of November,
1993, by Sheila Richardson



Bet Batchelor
Notary Public, State of Texas