

HOLD FOR TEXAS AMERICAN TITLE COMPANY

20070417144
07/09/2007 RP2 \$24.00

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Amend

SECOND AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
PARK AT MEADOWHILL RUN

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THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

WHEREAS, K. Hovnanian of Houston, L.P., a Texas limited partnership, as Declarant, caused that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for Park at Meadowhill Run" (the "Declaration") to be recorded in the Official Public Records of Real Property of Harris County, Texas, on October 17, 2006 under Clerk's File No. 20060129882, which instrument imposes various covenants, conditions and restrictions upon the following real property:

Park at Meadowhill Run, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 603195 of the Map Records of Harris County, Texas

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and,

WHEREAS, the Declaration grants to Declarant, for a period of five (5) years after the date the Declaration is recorded, the authority to amend the Declaration, without the joinder or consent of any other party, so long as an amendment does not adversely affect any substantive rights of the Lot Owners; and

WHEREAS, the Declaration was previously amended by that certain instrument entitled "First Amendment to the Declaration of Covenants, Conditions and Restrictions for Park at Meadowhill Run" recorded in the Official Public Records of Real Property of Harris County, Texas on June 7, 2007 under Clerk's File No. 20070346326; and

WHEREAS, Declarant desires to further amend the Declaration in a manner that will not adversely affect any substantive rights of the Lot Owners;

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

Article II, Section 2.4C, of the Declaration is hereby amended to read:

C. LOCATION OF IMPROVEMENTS - SETBACKS. No Residential Dwelling, garage or Improvement other than approved fencing and/or landscaping shall be located on a Type A Lot nearer to the rear property line than three (3) feet. No Residential Dwelling, garage or Improvement other than approved fencing and/or landscaping shall be located on a Type

A Lot nearer to a side property line than three (3) feet, except a corner Lot in which case no Residential Dwelling, garage or Improvement other than approved fencing and/or landscaping shall be located nearer to the side property line adjacent to the side street than the building setback shown on the Plat.

No Residential Dwelling, garage or other Improvement other than approved fencing and/or landscaping shall be located on a Type B Lot nearer to the rear property line than the building setback shown on the Plat or, if not shown on the plat, nearer to the rear property line than any utility easement. No Residential Dwelling garage or Improvement other than approved fencing and/or landscaping shall be located on a Type B Lot nearer to a side property line than four (4) feet, except a corner Lot in which case no Residential Dwelling, garage or Improvement other than approved fencing and/or landscaping shall be located nearer to the side property line adjacent to the side street than the building setback shown on the Plat.

For purposes of these setbacks, eaves and steps shall not be considered. Notwithstanding the foregoing, the Architectural Review Committee may grant variances from these setback, in the manner provided in Article III, Section 3.12, when, in its sole discretion, a variance is deemed necessary or appropriate.


All capitalized terms used herein have the same meanings as that ascribed to them in the Declaration.

Except as amended by the provisions of this instrument, all provisions in the Declaration, as previously amended, remain in full force and effect.

EXECUTED on the date set forth below, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

K. HOVNANIAN HOMES OF HOUSTON, L.L.C.
A Texas limited liability company,
as successor by statutory conversion to
K. Hovnanian of Houston, L.P.,
a Texas limited partnership



By: 
Tim Early, Vice President of Land
Acquisition and Development

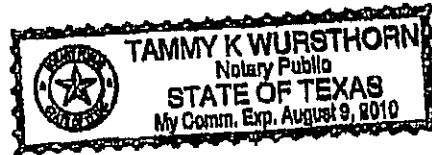
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Tim Early, Vice President of Land Acquisition and Development of K. HOVNANIAN HOMES OF HOUSTON, L.L.C., a Texas limited liability company, as successor by statutory conversion to K. Hovnanian of Houston, L.P., a Texas limited partnership, 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 purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6 day of JULY, 2007.

Tammy K Wursthorn
Notary Public and for the State of Texas

Return to:
Rick S. Butler
Butler & Hailey, P.C.
1676 South Voss Road, Suite 500
Houston, Texas 77057



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY REVOKED AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

JUL - 9 2007



Cecily L. Keyman
COUNTY CLERK
HARRIS COUNTY, TEXAS

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COUNTY CLERK
HARRIS COUNTY, TEXAS

2007 JUL - 9 PM 12: 24

FILED