

**ADDITIONAL DEDICATORY INSTRUMENT
for
KNOLLWOOD VILLAGE CIVIC CLUB SECTION 8**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:

My name is Christopher J. Archambault I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney for KNOLLWOOD VILLAGE CIVIC CLUB Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**AMENDMENT TO THE DEED RESTRICTIONS
FOR
KNOLLWOOD VILLAGE CIVIC CLUB SECTION 8**

DATED this 15th day of September, 2020.

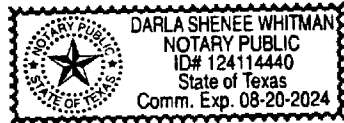
KNOLLWOOD VILLAGE CIVIC CLUB,

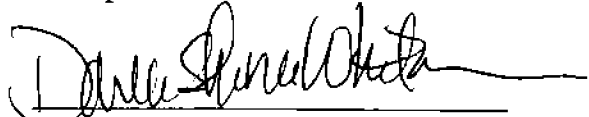
BY: 
Christopher J. Archambault, Association Attorney

RP-2020-433875

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was **acknowledged** before me on this the 15th day of September, 2020 by the said Christopher J. Archambault, Attorney for KNOLLWOOD VILLAGE CIVIC CLUB, a Texas non-profit corporation, on behalf of said corporation.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

RP-2020-433875

**AMENDMENT TO THE DEED RESTRICTIONS
FOR KNOLLWOOD VILLAGE SECTION 8**

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF HARRIS

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WHEREAS, the Deed Restrictions for Section 8 of Knollwood Village is filed in the Harris County Real Property Records under File No. 1138112 (hereinafter the "Deed Restrictions");

WHEREAS, this Amendment to the Deed Restrictions is made pursuant to the authority contained within the Deed Restrictions and Section 209.0041 of the Texas Property Code;

WHEREAS, a majority of the owners of the lots in Knollwood Village Section 8 approved the adoption of the proposed amendments hereinafter recited at a duly called and noticed meeting on September 3, 2020;

NOW THEREFORE, in consideration of these premises, the Deed Restrictions for Section 8 of Knollwood Village are hereby amended and modified as follows:

1. The following Definitions Paragraph is hereby ADDED as follows:

DEFINITIONS

Crawl Space – means an underfloor space immediately beneath the first Habitable Story used solely for underfloor access that is not a basement.

Dormers – means a subordinate portion of the roof structure, often containing a window that projects vertically from a sloping roof.

Gable End Wall – means a triangular section of a wall supporting two sides of a sloping roof. The phrase may also be used to describe the whole of the end wall of a building which includes a gable.

Habitable – means a space inside a residential structure for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage, vehicle parking, garage or utility spaces and similar areas are not considered habitable spaces.

Minimum Flood Protection Elevation (MFPE) – means the lowest allowable elevation above grade for the first Habitable Story of a structure per the authority having jurisdiction.

Parapet Wall – means a wall or other barrier extending above the top of the top plate which is used as a railing or other space enclosure and which is not under the roof of the residential structure.

Story or Stories – means that portion of a structure included between the upper surface of a floor and the upper surface of the floor or roof next above.

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2. Paragraph (1) is hereby AMENDED to read as follows:

- (1) Each lot shall be used for residential purposes only. No structure shall be erected, altered, placed or permitted to remain on said lots other than one detached single-family dwelling not to exceed twenty-six (26) feet in height to the top of the top plate above the Minimum Flood Protection Elevation (MFPE) and a private attached or detached garage, and such out-buildings as are customarily appurtenant to a residence. It is intended that out-buildings shall not include the use, or construction, of a garage apartment for rental purposes to others than domestic servants hired in the main residence.

3. Paragraph (6) is hereby AMENDED to read as follows:

- (6) The lowest floor area above MFPE of the main structure of any dwelling, exclusive of one-story open porches and garages, on Lots Number One (1) through Six (6) both inclusive, in Block Number Thirty-Four (34) and Lot Number One (1) in Block Number Thirty-Five (35) of said Section 8 of Knollwood Village, shall not be less than 1,600 square feet in case of a one-story structure and not less than 1,400 square feet in case of a one and one-half and two-story or greater structure.

The lowest floor area above MFPE of the main structure of any dwelling, exclusive of one-story open porches and garages, on Lots Number Two (2) through Fifteen (15) both inclusive, in Block Number Thirty-Five (35) of said Section 8 of Knollwood Village, shall not be less than 1,200 square feet in case of a one-story structure and not less than 900 square feet in case of a one and one-half and two-story or greater structure.

The lowest floor area above MFPE of the main structure of any dwelling, exclusive of one-story open porches and garages, as to all of the other lots in said Section 8 of said Addition shall not be less than 1,400 square feet in the case of a one-story structure and not less than 1,000 square feet in case of a one and one-half and two-story or greater structure.

The exterior material of the main structure on any lot or plot shall be of brick, masonry, stucco, or their equivalent, and frame materials, but shall not be constructed in its entirety of frame materials. The plans, specifications and design of the main structure shall be controlled by the Architectural Committee, as provided for in Paragraphs numbered 9, 10 and 11, herein.

4. Paragraph (16) is hereby ADDED as follows:

- (16) The structure (except for Gable End Walls, Dormer and Parapet Walls, all as limited in Paragraph 17 below), shall fit within the volume created by a 12:12 pitch plane rising from 26 ft above MFPE along the building setback lines, subject to Paragraph 18 below.

5. Paragraph (17) is hereby ADDED as follows:

- (17) There shall be a height limit on any Gable End Wall, Dormers, or Parapet Wall such that: (i) for Gable End Wall, Dormers, or Parapet Wall facing a street must

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not exceed the maximum height specified in Paragraph 18, below, and (ii) for Gable End Wall, Dormers, or Parapet Wall which do not face a street its highest point must not exceed 4 ft. above the allowable top plate height, or must fall within the volume described in Paragraph (16), above. Dormers shall have a pitch of 4:12 or steeper.

6. Paragraph (18) is hereby ADDED as follows:

(18) Maximum roof height is 36 feet above MFPE excluding chimney and roof vents.

7. Paragraph (19) is hereby ADDED as follows:

(19) All structures must have an opaque wall, or skirting, consistent in appearance with the upper portion of the structure on all sides of the lowest Story or Crawl Space which are facing a street.

Nothing herein is intended to alter, modify or amend the Deed Restrictions except as specifically provided hereinabove.

WITNESS THE EXECUTION HEREOF, this the 14 day of Sept, 2020.

IN WITNESS WHEREOF, the Board of Directors for Knollwood Village Civic Club hereby adopt this AMENDMENT TO THE DEED RESTRICTIONS FOR KNOLLWOOD VILLAGE SECTION 8.

KNOLLWOOD VILLAGE CIVIC CLUB

By: Scott J. Rose

Print Name: Scott J. Rose

Office: PRESIDENT

THE STATE OF TEXAS

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COUNTY OF HARRIS

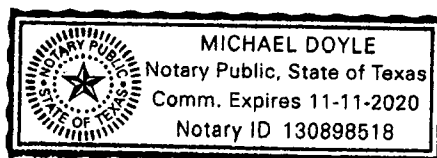
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This instrument was acknowledged before me, on the 14 day of September, 2020 by Scott J. Rose, as the PRESIDENT of Knollwood Village Civic Club, a Texas Nonprofit Corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After filing, please return to:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, TX 77058



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Pages 6
09/15/2020 02:42 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$34.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid 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.



COUNTY CLERK
HARRIS COUNTY, TEXAS

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