

FIRST AMENDMENT TO THE DEED RESTRICTIONS
for
KINGS FOREST, SECTION ONE (1)

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This First Amendment to the Deed Restrictions for Kings Forest, Section One (1) (the "**Amendment**") is made on the date hereinafter set forth by the approval of at least sixty-seven percent (67%) of the total votes allocated to Owners entitled to vote in Kings Forest Community Association, Inc. (the "**Association**") and shall be effective as of the date of recording in the Real Property Records of Harris County, Texas.

WITNESSETH:

WHEREAS, the Deed Restrictions for Kings Forest, Section One (1) were originally recorded under Clerk's File No. D711279 of the Real Property Records of Harris County, Texas (the "**Original Restrictions**"); and

WHEREAS, Section 209.0041(h) of the Texas Property Code provides that a declaration may be amended by a vote of sixty-seven percent (67%) of the total votes allocated to property owners in a property owners association or such lower percentage contained in the declaration; and

WHEREAS, the amendments to the Original Restrictions set forth below have been approved by the members of the Association entitled to cast at least sixty-seven percent (67%) of the total votes in the Association.

NOW THEREFORE, upon approval by at least sixty-seven percent (67%) of the total votes allocated to property owners in the Association, the Original Restrictions are hereby amended as follows:

AMENDMENTS:

Part 1, Section 8.2 is hereby added to read as follows:

8.2. Each owner may, with approval from the Association and in accord with the Association's guidelines, hold an estate sale. An estate sale is defined as a one (1) time event, held in an orderly fashion, to sell all or nearly all the contents of a residence as the result of a serious illness, death, or other event that causes the resident(s) to need to move out of the residence in an expedited manner. An estate sale may be held for a maximum of two (2) consecutive days. One sign advertising the estate sale with a maximum area of 576 square inches may be placed at the site of the sale, only during the date(s) of the estate sale, plus no more than one (1) day prior to the sale.

RP-2023-122846

If any provision of this Amendment is found to be in conflict with the Original Restrictions, this Amendment will control. The Original Restrictions, as hereby amended, are in all ways ratified, confirmed, and remain in full force and effect.

Capitalized terms used herein have the same meanings as that ascribed to them in the Original Restrictions.

IN WITNESS WHEREOF, pursuant to the authority in §209.0041(h) of the Texas Property Code, this Amendment has been approved by the members of the Association entitled to cast at least sixty-seven percent (67%) of the total votes allocated to property owners in the Association.

IN WITNESS WHEREOF, this Amendment to the Original Restrictions is executed as of the 6 day of April, 2023.

Kings Forest Community Association, Inc.

By: Cyndy Brown

Printed Name: Cyndy Brown

Title: Secretary

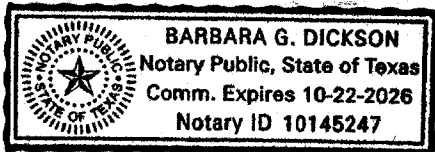
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Cyndy Brown, Secretary of Kings Forest Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purposes expressed and in the capacity herein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6 day of April, 2023.

Barbara G. Dickson
Notary Public -- State of Texas



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Pages 3
04/10/2023 08:23 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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