

body establishing such charge provided such body reasonably concludes that anticipated receipts attributable to the maintenance charge will exceed expenses and operating costs, including, without limitation, debt reduction and capital expenditures, for the applicable year."

(b) All references in the Restrictions to the Enchanted Valley Recreation and Maintenance Company, Inc. are amended to refer to the Enchanted Valley Section One Maintenance Fund or Enchanted Valley Section One Maintenance Board and their respective successors and assigns.

Except as modified hereby, the Restrictions are ratified and confirmed to be in full force and effect. The undersigned owners covenant and agree that the terms and provisions of this agreement shall be binding upon their respective Lots from and after their execution hereof.

EXECUTED in multiple original copies to be effective as of January 1, 1978. It shall not be necessary that a majority of the Lot owners in the Subdivision execute the same counterpart hereof so long as a majority of the Lot owners execute any counterpart hereof. Each counterpart hereof shall be deemed an original for all purposes.

Elva P. O'Rinnan
Elva P. O'Rinnan
Owner(s)
ELVA P. ORINNAN

Block 6, Lot 23 10-10-78
Lot in Section One
14619 MOSS CREEK
CYPRUS TX 77425
Address

(181)
for

Charles E. Bueck
Charles E. Bueck
Owner(s)
COYNELLE BUECK

Block 6, Lot 22 10-10-78
Lot in Section One
14625 MOSS CREEK
CYPRUS TX 77425
Address

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF HARRIS

The above is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records of Real Property in my office and preserved on Microfilm, and having Microfilm Identification Number as stated thereon, I hereby certify on

calculated and determined as an assessment date as follows: the percentage by which the Average Consumer Price Index, All Urban Consumers, United States City Average, All Items (the "Index"), as published by the Bureau of Labor Statistics, U. S. Department of Labor for the most recent twelve months for which such information is available on each assessment date may have increased over the annual average of the Index for the calendar year 1971 shall be determined, and the maximum annual maintenance charge that may be collected hereunder for the particular calendar year shall be the sum of Ninety Dollars (\$90.00) increased by the same percentage increase as the Index shall have increased according to the aforesaid determination (adjusted to the nearest .1 of 1%). Notwithstanding the foregoing, in any year after 1979 the annual maintenance charge for such year shall not exceed one hundred ten percent (110%) of the annual maintenance charge for the preceding calendar year. If the aforesaid determination as to any particular calendar year shows that the average of the Index shall not have increased, or shall have decreased, the maximum annual maintenance charge for such calendar year shall be the same as the preceding year and never less than Ninety Dollars (\$90.00), subject, however, to the provisions of the following sentence. However, from time to time, the annual maintenance charge may be adjusted downward at the discretion of the

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF HARRIS

The above is a full, true, and correct carbon copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records of Real Property in my office and preserved in electronic and having electronic identification number as shown

AMENDMENT TO RESTRICTIONS
ENCHANTED VALLEY SECTION ONE

114-93-2077

F892641

18235
L

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, by instrument dated February 26, 1969, a certain plan of restrictions (the "Restrictions") was established for Enchanted Valley Section ONE (1), a subdivision according to the map or plat recorded in Volume 156, Page 101, Map Records of Harris County, Texas, which restrictions are set forth in instrument recorded in Volume 7569, Page 236, Deed Records of Harris County, Texas;

WHEREAS, the undersigned owners of a majority of the lots (the "Lots") in said subdivision (the "Subdivision") have agreed to certain amendments to the Restrictions and desire to evidence the same of record;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, for and in consideration of the premises and the mutual benefits to be derived from these presents, the undersigned owners do COVENANT, STIPULATE AND AGREE that the Restrictions are amended in the following respects, to-wit:

(a) The fifth grammatical paragraph of Paragraph 17 appearing on Page 3 of the Restrictions is deleted and the following is inserted in lieu thereof, to-wit:

"The maximum annual maintenance charge on each Lot from and after the time a dwelling located thereon is ready for occupancy (whether such dwelling is occupied or not) shall be as follows:

(a) For calendar year 1978 the maximum annual maintenance charge will be the sum of Ninety Dollars (\$90.00) for each Lot,

(b) For subsequent calendar years, the maximum annual maintenance charge shall be

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF HARRIS

The above is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records of Real Property in my office and preserved on microfilm, and having microfilm identification number as stated thereon, I hereby certify on