

**AFTER RECORDING RETURN TO:
DEWEY B. DAY IV, ESQ.
CAGLE CARPENTER HAZLEWOOD
8400 NORTH MOPAC EXPRESSWAY, SUITE 100
AUSTIN, TEXAS 78759**

**FIRST AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
OF WESTWOOD FOUR, A SUBDIVISION IN
MONTGOMERY COUNTY, TEXAS**

**Cross reference to that certain instrument recorded in Volume 1130, Page 51 of the Deed
Records of Montgomery County, Texas on April 27, 1979**

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WESTWOOD FOUR

This First Amendment to Declaration of Covenants, Conditions and Restrictions of Westwood Four (the "**Amendment**") is made by Westwood Landowners Association, Inc., a Texas nonprofit corporation, (the "**Association**") and is as follows:

RECITALS:

A. WHEREAS, Westwood Four, a subdivision in Montgomery County, Texas was established and is governed by that certain instrument recorded on April 27, 1979 in Volume 1130, Page 51 of the Deed Records of Montgomery County, Texas ("**Declaration of Covenants, Conditions, and Restrictions of Westwood Four**");

B. WHEREAS, the Association desires to amend Section 3 of the Declaration of Covenants, Conditions, and Restrictions of Westwood Four;

C. WHEREAS, pursuant to Article 19, the Declaration of Covenants, Conditions, and Restrictions of Westwood Four may be amended "by instrument in writing duly placed of record" by at least fifty-one percent (51%) of the owners in Westwood Four; and

D. WHEREAS, the President of the Association has verified that at least fifty-one percent (51%) of the owners in Westwood Four have signed a petition to approve this Amendment.

NOW THEREFORE, the Association hereby amends and modifies the Declaration of Covenants, Conditions, and Restrictions of Westwood Four as follows:

1. Article 3 is amended to add the following provision:

"(G) **METAL BUILDINGS**. Notwithstanding the foregoing, Metal outbuildings will be allowed if in color harmony with the main house. No galvanized siding on the metal buildings will be allowed. No metal outbuildings shall be used as permanent living quarters. Metal outbuildings shall not impede that natural flow of the existing drainage. Metal outbuildings greater than 16' x 20' shall require a concrete foundation that is at least 4' thick reinforced concrete. Metal outbuildings smaller than 16' x 20' shall require a foundation that meets the requirements of the architectural control guidelines in effect and on file with the County at the time of construction."

2. **Miscellaneous**. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration of Covenants, Conditions, and Restrictions of Westwood Four shall remain in full force and effect as written, and are hereby ratified and confirmed.

Executed on this 19 day of July, 2018.

CERTIFICATE OF ADOPTION

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

The undersigned, Patrick Troy, qualified and acting President of Westwood Landowners Association, Inc., a Texas non-profit corporation (the "Association"), hereby certifies on behalf of the Association that the First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Westwood Four was approved in writing by at least fifty-one percent (51%) of the number of owners in Westwood Four.

IN WITNESS WHEREOF, the undersigned has executed this certificate as President on behalf of the Association on the 19 day of July, 2018.



By: Patrick A. Troy
Westwood LOA, President

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 19th day of July, 2018, by Patrick Troy, President of Westwood Landowners Association, Inc., on behalf of said non-profit corporation.

Cheryl Hailes
Notary Public Signature

FILED FOR RECORD
07/19/2018 03:04PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

07/19/2018



County Clerk
Montgomery County, Texas