AMEND
198.75

FIRST AMENDMENT TO RESTRICTIONS FOR MEMORIAL NORTHWEST, SECTION ONE (1)

Lee

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THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

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12/22/04 300539305 $198.75

THIS FIRST AMENDMENT TO RESTRICTIONS FOR MEMORIAL NORTHWEST, SECTION ONE (1), sometimes referred to herein as the "First Amendment," is made as follows.

WHEREAS: (a) the Restrictions for Memorial Northwest, Section One (the "Restrictions") were heretofore recorded under County Clerk's File No. D053555 in the Official Public records of Real Property of Harris County, Texas; and (b) it is necessary to amend the Restrictions pursuant to the amendment provision set forth in Paragraph no. 17 on page 8 thereof, which provides, in pertinent part, as follows:

> "....These covenants and restrictions are to run with the land and shall be binding on all owners of lots in Memorial Northwest, Section One and all persons claiming under them until January 1, 1995, after which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots is filed for record in Harris County, Texas, altering, rescinding or modifying said covenants and restrictions in whole or in part...."

NOW, THEREFORE, at least a majority of the owners of the lots within Memorial Northwest, Section One (1) hereby make the following amendments and modifications to the Restrictions:

The first sentence of the first paragraph of Paragraph no. 18 *on Page 8 of the Restrictions currently provides as follows*:

> ....Each lot shall be subject to an annual maintenance charge of not more than seven mills per square foot of lot area for the purpose of creating a fund to be known as the Memorial Northwest Maintenance Fund and which maintenance fund charge shall be paid by the owner or owners of each lot in conjunction with like charges to be paid by all other lot owners....

The first sentence (only) of the first paragraph of Paragraph no. 18 on Page 8 of the Restrictions is hereby amended and replaced with the following sentences:

> Each lot shall be subject to an annual maintenance charge (or "assessment"). Until December 31, 2004, the maximum annual assessment shall be One Hundred Ninety-Six Dollars ($196.00) per Lot per year, and thereafter the Memorial Northwest Homeowners Association (the "Association") may increase the maximum annual assessment each year by not more than ten percent (10%) above the amount which could have been charged the previous year. The maximum annual assessment may be further increased (i.e., to an amount in excess of the