



# SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CITY PARK SECTION 4

[www.CityPark.com](http://www.CityPark.com)

*These governing documents may be subject to change, amendment, and/or supplement from time to time and without advance notice. It is the obligation of the recipient of this information to ensure that they obtain the most recent version, amendment, supplement and/or revision of this information prior to use for any purpose. This information has been posted as a courtesy without representation or warranty of any kind (express or implied) by any party for any purpose.*

**SUPPLEMENTAL  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
CITY PARK SINGLE FAMILY (RESIDENTIAL) – SECTION 4**

THE STATE OF TEXAS   §  
  §  
COUNTY OF HARRIS   §

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CITY PARK SINGLE FAMILY (RESIDENTIAL) – SECTION 4 (this “*Supplemental Declaration*”) is made by GBF/LIC 288, Ltd., a Texas limited partnership (the “*Declarant*”), to be effective as of the date set forth below.

**RECITALS**

A. GBF/LIC 288, Ltd., a Texas limited partnership, as Declarant, previously executed that certain Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) recorded on December 24, 2003, under County Clerk's File No. X283888 in the Official Public Records of Harris County, Texas (the “*Original Declaration*”). City Park Homeowners Association, Inc., a Texas non-profit corporation, executed that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) recorded on June 24, 2004, under County Clerk's File No. X715598 in the Official Public Records of Harris County, Texas (the “*First Amendment*”); and executed that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for City Park Single Family (Residential) recorded on December 17, 2004, under County Clerk's File No. Y136582 in the Official Public Records of Harris County, Texas (the “*Second Amendment*”). The Original Declaration, as modified by the First and Second Amendment, is hereinafter referred to as the “*Declaration*”. All terms not otherwise defined herein shall have the same meaning as in the Original Declaration.

B. Pursuant to Section 8.3 of the Declaration, additional land may be annexed and subjected to the provisions of the Declaration by Declarant, without the consent of the Members, within 10 years of the date that the Original Declaration was recorded in the Official Public Records of Real Property of Harris County, Texas.

C. Declarant is the owner of the tract of land described as follows (such tract of land being referred to as “*City Park, Section 4*”):

Section 4 of City Park, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 594275 of the Map Records of Harris County, Texas.

D. Declarant desires to subject City Park, Section 4, save and except any unrestricted reserves therein, to the general and uniform plan for the improvement, development, sale and use as described in the Declaration, for the benefit of the present and future owners of the lots therein.

NOW THEREFORE, City Park, Section 4, save and except any unrestricted reserves therein, shall be held, transferred, sold, conveyed, occupied and enjoyed subject to the covenants, conditions,

easements, charges, liens and restrictions set forth in the Declaration, subject only to the following modifications:

1. **Lots.** As it applies to City Park, Section 4, the term “Lot” or “Lots” means each of the Lots shown on the Section 4 Plat, regardless of the designated type. There are three (3) types of Lots within Section 4, as follows:

a. a “**Type A**” Lot includes Lots One (1) through Twenty-Four (24), inclusive, of Block 1 of City Park, Section 4.

b. a “**Type B**” Lot includes Lots Twenty-Five (25) through Thirty-Four (34), inclusive, of Block 1 of City Park, Section 4; and Lots One (1) through Fifty-Two (52), inclusive, of Block 2 of City Park, Section 4.

c. a “**Type C**” Lot includes Lots Thirty-Five (35) through Fifty-Nine (59) of Block 1 of City Park, Section 4.

As used herein, “Section 4 Plat” means the Plat for City Park, Section 4, recorded under Film Code No. 594275 of the Map Records of Harris County, Texas, and any replat thereof.

2. **Date of Commencement and Determination of Annual Maintenance Charge.** Section 5.4 of the Declaration is hereby restated as follows:

The initial maximum Annual Maintenance Charge provided for herein shall be established as to all Lots, as applicable, on the first day of the month following the conveyance of the first Lot by Declarant. On or before the 30<sup>th</sup> day of November in each year, the Board of Directors of the Association shall fix the amount of the Annual Maintenance Charge to be levied against each Lot, as applicable, in the next calendar year. Written notice of the figure at which the Board of Directors of the Association has set the Annual Maintenance Charge shall be sent to every Owner. Provided that, the failure to fix the amount of any of the Annual Maintenance Charge or to send written notice thereof to applicable Owners shall not affect the authority of the Association to levy assessments or increase assessments as provided in this Declaration.

3. **Property.** The term “Property” as used in the Declaration also includes all of City Park, Section 4, a subdivision in Harris County, Texas, according to the plat thereof recorded under Film Code No. 594275 of the Map Records of Harris County, Texas, save and except any unrestricted reserves shown on plats of such Property.

*[Signatures on following page.]*

IN WITNESS WHEREOF, the undersigned, being Declarant and Lienholder, have executed this Supplemental Declaration on the date(s) set forth below, to become effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

DECLARANT:

GBF/LIC 288, LTD.,  
a Texas limited partnership

By: Heritage General Capital Group, Ltd.,  
its managing general partner

By: Westfield International, Inc.,  
Its general partner

By: Pam Moore Barron

Name: Pam Moore Barron

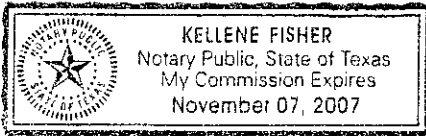
Its: President

Date: \_\_\_\_\_

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Pam Moore Barron, President of Westfield International, Inc., a Texas corporation and the general partner of Heritage General Capital Group, Ltd, a Texas limited partnership and managing partner of GBF/LIC 288, Ltd., a Texas limited partnership, on behalf of such corporation and limited partnerships.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of December, 2005.



Kellene Fisher  
Notary Public in and for the State of Texas



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 on

JAN - 3 2006



*Beverly B. Keyman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS