

FIRST AMENDED

**LAKEMONT COMMUNITY ASSOCIATION, INC.
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**FOR LAKEMONT SECTIONS TWO, THREE AND FOUR
A SUBDIVISION IN FORT BEND COUNTY, TEXAS**

WHEREAS, Ann Arundel Farms, Ltd. executed that certain Declaration of Covenants, Conditions and Restrictions for the Lakemont Community Association, Inc. which was recorded under File No. 2002134886 of the Ft. Bend County Real Property Records;

WHEREAS, pursuant to Article XI, Section 3. (b) of the Declaration, the Declaration may be amended by Declarant during the Development Period, without joinder or consent of any Owner or mortgagee by an instrument in writing for the purpose of resolving or clarifying any ambiguities or conflicts or for correcting any inadvertent misstatements, errors or omissions, provided that no such amendment shall change the vested property rights of any Owner, except as therein provided; and

WHEREAS, Declarant desires to amend Article IX Section 3. in order to correct an error in the minimum square footage of the main residential structure for Lots.

NOW THEREFORE, the Declaration is hereby amended to read in its entirety as follows:

THIS DECLARATION is made on the date hereinafter set forth by ANN ARUNDEL FARMS, LTD., a Texas limited partnership, hereinafter referred to as "Declarant";

WITNESSETH

WHEREAS, Declarant is the owner of certain property in Fort Bend County, State of Texas, that has been platted and subdivided into a subdivision known as Lakemont Sections Two, Three and Four, according to the plats thereof recorded under Slide No. 2387 A & B, Slide No. 2374 A & B, and Slide No. 2375 A of the Plat or Map Records of Fort Bend County, Texas.

Declarant desires to develop certain land, being all of Lakemont Sections Two, Three and Four, as residential and commercial subdivisions and subject it to this Declaration and to provide and adopt a uniform plan of development, including assessments, conditions, covenants, easements, reservations, and restrictions designed to govern, control, and preserve the values and amenities of this land for the development, improvement, sale, use, and enjoyment of the Property as a residential and commercial subdivision for the benefit of this land and each owner of any part of this land.

All Restricted and Unrestricted Reserves presently subject to this Declaration or subsequently subjected to this Declaration are, however, specifically excepted from Article IX, Restrictions of Use.

It has been deemed desirable, for the efficient preservation of values and amenities in the Property, to create an Association to which shall be delegated and assigned the powers of administering and enforcing the provisions of this Declaration including levying, collecting, and disbursing the assessments.

Exhibit "A"