

AMENDMENTS TO DECLARATION

Article 1, Section 1: Amended to read: "Association" shall mean and refer to The New Property Owners Association of Newport, Inc. dba Newport Property Owners Association, a Texas non-profit corporation, its successors, and assigns.

Article II, Section 2: Amended by deleting the first sentence and replacing it with "Each of the Committees shall consist of at least three (3) members."

Article III Section 2: The first sentence shall be amended to read "The association shall act through a Board of Director's ("Board) consisting of a minimum of three (3) and a maximum of ten (10) members."

Article IV, Section 2: Deleted in its entirety.

Article IV, Section 7: Deleted in its entirety.

Article IV, Section 8: Amended by deleting the fifth (5th) sentence and substituting the following: "Each annual assessment shall be due and payable monthly on the first day of each month in the calendar year."

Article V, Section 1: Amended by deleting subsections (d), (e), (f) and (g) in their entirety.

Article VI, Section 5: Amended by deleting the first sentence in the second paragraph reading "At least two passenger vehicles must be parked in the garage of the applicable Lot before any vehicle may be parked in the driveway."

Article VI, Section 11: Deleted in its entirety.

Article VII, Section 8(a): Deleted in its entirety and replaced with the following:

"Fences". Fences shall be constructed in accordance with the recorded Guidelines established by the Board. Walls and hedges may be erected in accordance with Guidelines established by the Board. No fence, wall or hedge shall be erected, grown, or maintained without written approval of the Architectural Control Committee.

Section VII, Section 9, subsection (g): Deleted in its entirety.

Article X, Section 2A: Deleted in its entirety.

Article X, Section 7A: Deleted in its entirety.

Except as specifically amended herein, all provisions of the Declaration remain in place, effective, and enforceable.

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NEWPORT COURT HOMEOWNERS ASSOCIATION, INC.

Whereas, a Declaration of Covenants, Conditions and Restrictions for Newport Court Homeowners Association, Inc. was filed of record on February 10, 2017, under Harris County Clerk's File No. RP-2017-58682 ("the Declaration");

Whereas, the Declaration is applicable to the subdivision known as **Newport Court, Section One**, an addition in Harris County, Texas ("the Subdivision");

Whereas, the Declaration provides that Newport Court Homeowners Association, Inc., a Texas non-profit association ("the Association") shall manage the Subdivision and enforce the Declaration, and take other actions for the benefit the Subdivision and the members of the Association, being the owners of Lots within the Subdivision;

Whereas, pursuant to Article X, Section 2.B. of the Declaration, the Declaration may be amended at any time by an instrument executed by the Owners of a majority of the Lots within the Subdivision, and by the Declarant, so long as the Declarant owns any Lot within the Subdivision;

Whereas, the Declarant does not presently own any Lot within the Subdivision;

Whereas, concurrently herewith, the Association is merging with The New Property Owners Association of Newport, Inc. dba Newport Property Owners Association, a Texas non-profit corporation; and

Whereas, the Owners of a majority of the Lots within the Subdivision have executed ballots by which they have agreed to amend the Declaration, as set out herein, and copies of such ballots are attached hereto.

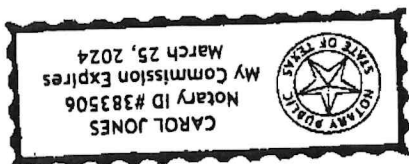
Therefore, the Declaration is hereby amended, as set out on the pages following.

Newport Court Homeowners Association, Inc.

Chase McDaniel
Chase McDaniel, President

STATE OF TEXAS)
COUNTY OF HARRIS)

Acknowledged before me on November 19, 2021 by Chase McDaniel, the president of Newport Court Homeowners Association, Inc., on behalf of such entity.



Carol A. Jones
Notary Public - State of Texas