

5218

AMENDMENT NO. 5 TO RESTATED RESTRICTIONS
AND COVENANTS

AND
SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS
(GRASSLAND ESTATES, SECTIONS 3, 5, 6, 8, 9, 10 and 11)

Reference is herein made to (a) the Amendment and Restatement of Grassland Estates, Section 3, Restrictions and Covenants as recorded in Volume 815, Page 313 of the Deed Plat Records of Midland County, Texas (b) Amendment to Restated Restrictions and Covenants and Supplemental Declaration of Covenants and Restrictions (Grassland Estates, Section 3, 5, 6 and 8) as recorded in Volume 815, Page 343 of the Deed Plat Records of Midland County, Texas ("Amendment No. 1"), (c) Amendment No. 2 to Restated and Amended Restrictions and Covenants, as recorded in Volume 815, Page 453 of the Deed Plat Records of Midland County, Texas ("Amendment No. 2") (d) Amendment No. 3 to Restated Restrictions and Covenants, as recorded in Volume 815, Page 589 of the Deed Plat Records of Midland County, Texas ("Amendment No. 3") and (e) Amendment No. 4 to Restated Restrictions and Covenants, as recorded in Volume 1274, Page 640 of the Official Records of Midland County, Texas ("Amendment No. 4") all of which are herein referred to collectively as the "Restated Restrictions and Covenants". This Amendment and supplement is made pursuant to Articles 8 and 9 of the Restated Restrictions and Covenants and is for the purpose of amending and supplementing said Restated Restrictions and Covenants so as to (x) add thereto Grassland Estates, Section 11, subdivision of 30.70 acres of land out of Section 34, Block 40, T&P RR Co. Survey, Midland County, Texas according to the map or plat thereof to be recorded in the Deed Plat Records of Midland County, Texas (which property shall be included within the terms "Property" and "Subdivision" wherever those terms are used in the Restated Restrictions and Covenants) and (y) amend said Restated Restrictions and Covenants in the following respects:

- A. Section 1.9 of the Restated Restrictions and Covenants is hereby amended to read in its entirety as follows:

1.9 Subdivision shall mean and refer to Grassland Estates, Section 3, Grassland Estates, Section 5, Grassland Estates, Section 6, Grassland Estates, Section 8, (all as described on Exhibit "A" to Amendment No. 1, Grassland Estates, Section 9 as depicted on Exhibit "A-1" to Amendment No. 3), Grassland Estates, Section 10 as depicted on Exhibit "A-2" to Amendment No. 4 and Grassland Estates, Section 11 (said Section 11 being depicted on Exhibit "A-3" hereto). The term "Subdivision" may also include additional portions of the land described on Exhibit "A", "A-1", "A-2" and "A-3" referred to above, if such additional portions are platted and are specifically made subject to these covenants at the time of the platting of such land, pursuant to the provisions of Article 4 hereof.

B. Section 2.4 of the Restated Restrictions and Covenants is hereby amended to read in its entirety as follows:

2.4 (a) The improvements located on the following lots in Grassland Estates shall consist of single-family dwelling units containing not less than two thousand one hundred (2,100) square feet of livable floor space, shall be no more than two stories in height and shall have a minimum of thirteen hundred (1,300) square feet of livable floor space on the ground floor:

- (i) Lots 1 through 9, Block 1B, Section 3;
- (ii) Lots 1A through 10A, Block 4B, Section 5;
- (iii) Lots 1 through 12, Block 8, Section 6; and
- (iv) Lots 10A through 16A, Block 3B, Section 8;
- (v) Lots 58 through 61, Block 7, Section 10;
- (vi) Lots 11 through 21, Block 13, Section 10;
- (vii) Lots 1 through 8, Block 14, Section 10;
- (viii) Lots 1 through 7, Block 15, Section 10;
- (ix) Lots 33 through 41, Block 14, Section 11; and
- (x) Lots 57 through 70, Block 15, Section 11.

(b) The improvements located on the following lots in Grassland Estates shall consist of single-family dwelling units containing not less than two thousand three hundred (2,300) square feet of livable floor space, shall be no more than two stories in height and shall have a minimum of fourteen (1,400) square feet of livable floor space on the ground floor:

- (i) Lots 47 through 57, Block 8, Section 9; and
- (ii) Lots 45 through 56, Block 15, Section 11.

(c) The improvements located on the following lots in Grassland Estates shall consist of single-family dwelling units containing not less than two thousand five hundred (2,500) square feet of livable floor space, shall be no more than two stories in height and shall have a minimum of fifteen hundred (1,500) square feet of livable floor space on the ground floor:

- (i) Lots 10 through 31, Block 1B, Section 3;
- (ii) Lots 1 through 36, Block 2B, Section 3;
- (iii) Lots 1 through 9, Block 3B, Section 3;
- (iv) Lots 17 through 30, Block 4B, Section 3;
- (v) Lots 7 through 34, Block 7, Section 6;
- (vi) Lots 35 through 46, Block 7, Section 9;
- (vii) Lots 9 through 17, Block 12, Section 9;
- (viii) Lots 1 through 10, Block 13, Section 9;
- (ix) Lots 1 through 19, Block 15, Section 10; and
- (x) Lots 20 through 44, Block 15, Section 11.

(d) The improvements located on the following lots in Grassland Estates shall consist of single-family dwelling units containing not less than two thousand eight hundred (2,800) square feet of livable floor space, shall be no more than two stories in height and shall have a minimum of fifteen hundred (1,500) square feet of livable floor space on the ground floor:

- (i) Lots 26 through 35, Block 8, Section 6;
- (ii) Lots 1 through 8, Block 10, Section 6;
- (iii) Lots 9 through 15, Block 10, Section 9;
- (iv) Lots 1 through 8, Block 12, Section 9;
- (v) Lots 9 through 21, Block 14, Section 10;
- (vi) Lots 1 through 4, Block 16, Section 10; and
- (vii) Lots 22 through 32, Block 14, Section 11.

(e) The improvements located on Lots 13 through 25, Block 8, Section 6 in Grassland Estates shall consist of single-family dwelling units containing not less than three thousand (3,000) square feet of livable floor space, shall be no more than two stories in height and shall have a minimum of eighteen hundred (1,800) square feet of livable floor space on the ground floor:

(f) The improvements located on Lots 24 through 31, Block 16, Section 10 in Grassland Estates shall consist of single-family dwelling units containing not less than three thousand two hundred (3,200) square feet of livable floor space, shall be no more than two stories in height and shall have a minimum of eighteen hundred (1,800) square feet of livable floor space on the ground floor:

(g) The improvements located on Lots 5 through 23, Block 16, Section 10 in Grassland Estates shall consist of single-family dwelling units containing not less than three thousand four hundred (3,400) square feet of livable floor space, shall be no more than two stories in height and shall have a minimum of two thousand (2,000) square feet of livable floor space on the ground floor.

C. Section 2.7 of the Restated Restrictions and Covenants is hereby amended to read in its entirety as follows:

2.7 No composition shingle or tar and graveled roofs shall be constructed on the Lots described herein except as patio roofs in the rear of a dwelling. In addition, roofs on structures located on Lots in Sections 6, 9, 10 and 11 of Grassland Estates (and only on such lots) may be of Three Dimensional Laminated Asphalt Shingles which are equal to or better than Three Dimensional Asphalt Shingles known as Prestige II, Woodline or Heritage II.

Midland County Clerk Unofficial Copy

D. Section 2.8 of the Restated Restrictions and Covenants, as hereby amended to read in its entirety as follows:

2.8 Garages, which shall be only for the use of the occupants of the resident to which they are appurtenant, may be attached or detached from the residence. A minimum of a two-car garage shall be provided at each residence and all garage openings must face the rear of the lot except on corner lots where the garage opening may face the side yard adjacent to the street abutting the side yard provided it is in the rear one-half of the lot. No overhead garage door may face the street serving the front of the premises.

E. Except as herein amended, the Restated Restrictions and Covenants are hereby ratified, affirmed and approved.

Dated this 14th day of March, 1996.

SBC CORPORATION

By: Douglas B. Henson
Douglas B. Henson, President

APPROVED:

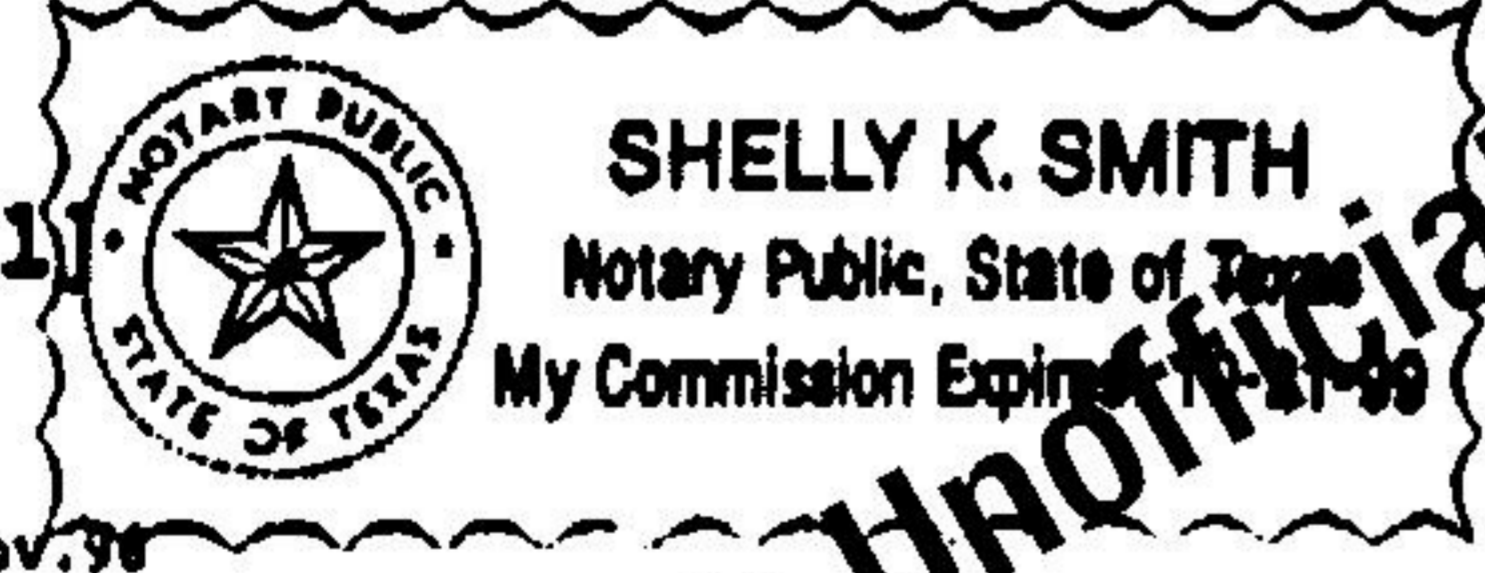
By: John D. Reeves III
Name: John D. Reeves III
Chairman, Planning and Zoning Commission of the City of Midland

Midland County Clerk Unofficial Copy

Midland County Clerk Unofficial Copy

STATE OF TEXAS §
COUNTY OF MIDLAND §

This instrument was acknowledged before me on the 14th day of March, 1996, by Douglas B. Henson, President of SBC Corporation, a Texas corporation, on behalf of said corporation.

[Seal] 
rest&cov.98

Shelly K. Smith
Notary Public in and for the State of Texas

Midland County Clerk Unofficial Copy

Midland County Clerk Unofficial Copy

Unofficial Copy

Unofficial

