

3
Amend

RP-2021-169639
03/31/2021 RP2 \$26.00

6
APPROVAL OF AMENDMENT TO DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS
BOLTON PLACE TOWNHOUSE ASSOCIATION, INC.

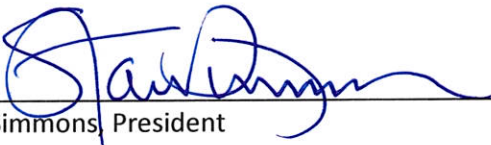
I, the undersigned, do hereby certify that I am the duly elected and acting President of Bolton Place Townhouse Association, Inc. (the "Association"), and the following was adopted at a regular meeting of the Board of Directors of the Association, said meeting being properly called and a quorum being present on the 16th day of February, 2021 and said Resolution was approved by over 67 percent of the total votes allocated to property owners entitled to vote on the amendment.

"RESOLVED, that the Association adopt the following:

1. Name of the subdivision: Bolton Place (the "Subdivision"). lee
2. Name of association: Bolton Place Townhouse Association, Inc. (the "Association"). lor
3. Subdivision recording data: Bolton Place, a townhouse subdivision in the City of Houston, Harris County, Texas, according to the map or plat thereof recorded in Volume 124, Page 71 of the Map Records of Harris County, Texas, which consists of one (1) block which is numbered and designated as block one (1) which contains twenty-eight (28) numbered lots, numbered one (1) through twenty eight (28).
4. Declaration of Restrictions, Covenants and Conditions recording data: Restrictions, Covenants and Conditions, Bolton Place, A Townhouse Subdivision, recorded on January 3, 1969 in Volume 7462, Page 139 and File No. C839173 in the Harris County Clerk Real Property Records (the "Declaration").
5. Amendment of the Declaration. The Declaration be amended as set forth in Exhibit A attached hereto and incorporated by reference herein."

Signature page follows:

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 26 day of March, 2021.



Stan Simmons, President

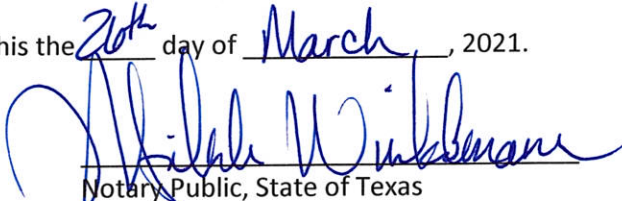
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, on this day personally appeared Stan Simmons, the President of Bolton Place Townhouse Association, Inc., known by me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this the 26th day of March, 2021.



Notary Public, State of Texas



After recording return to:
York & Hinds, P.C. ✓✓
2000 Bering Dr., Suite 850
Houston, Texas 77057

EXHIBIT A

The owners of the lots in the Subdivision believe that it is in the best interests of the health and well being of the owners of the lots in the Subdivision and their families to supplement and amend the Declaration to make clear that "residential uses" of the properties in the Subdivisions do not include any short term or transient use of the properties by third parties except as provided below.

Cumulative of the existing provisions of the Declaration regarding use of the lots in the Subdivision, and to further the health and safety of the owners of lots in the Subdivision and their families, the exclusions from "residential purposes" in the Declaration shall include any unapproved Short Term Rentals of all or any of the properties in the Subdivision and for the purposes of this Declaration a Short Term Rental shall mean any rental or use of a property for a period of six months or less. A Short Term Rental of all or any portion of a property is not for "residential purposes" within the meaning of the Declaration, is expressly prohibited and requires the prior written approval of the Board of Directors of the Association.

FILED FOR RECORD

8:00:00 AM

Wednesday, March 31, 2021



COUNTY CLERK, HARRIS COUNTY, 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

Wednesday, March 31, 2021



COUNTY CLERK
HARRIS COUNTY, TEXAS