

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR CAPE ROYALE – KINGS RIDGE COVE**

WHEREAS, the Cape Royale Property Owners Association, Inc., a Texas nonprofit corporation (the “Association”), is the governing entity for

Cape Royale - Kings Ridge Cove Plat, according to the map or plat thereof recorded in Volume 81, Page 531 of the Map Records of San Jacinto County, Texas, and Cape Royale – Kings Ridge Cove Restrictions being filed of record in Volume 82, Page 934, in the real property Records of San Jacinto County, Texas; (the “Subdivision”); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions and Restrictions for Kings Ridge Cove deed restrictions, as recorded with San Jacinto County Clerk's Office, volume 82, page 934, along with any amendments and supplements thereto (collectively the “Declaration”); and

WHEREAS, the owners of lots within Kings Ridge Cove have enacted a procedure pursuant to Texas Property Code Chapter 211 to provide for the amendment of the Declaration; such procedure being filed of record in the real property records of San Jacinto County, Texas, under Document Number 20187538 (“211 Amendment Procedure”); and

WHEREAS, this amendment was approved in compliance with the governing documents;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Declaration is hereby amended as follows:

Paragraph 4, entitled “Structures”, sub-paragraph (a), which had previously read:

4. Structures.

- (a) No residence shall be constructed or permitted to remain on any residential lot in the Subdivision unless each such residence shall have a minimum of 1200 square feet of living area.

is hereby amended to include the following additional language and read as follows:

- (a) No residence shall be constructed or permitted to remain on any residential lot in the Subdivision unless each such residence shall have a minimum of 1800 square feet total living area, a concrete slab, a concrete driveway and a garage. Carports with an opening toward the street are not permitted. Any lot with a residence that is less than 1800 square feet total living area, and does not have a concrete slab, a concrete driveway, or a garage; or has a carport with the opening toward the street; and is in

existence at time of the amendment approval, is permanently grandfathered to the original.

CERTIFICATION

“I, the undersigned, being President of Cape Royale Property Owners Association, Inc., hereby certify that the foregoing Amendment to the Declarations was approved in compliance the provisions of the governing documents for Kings Ridge Cove.”

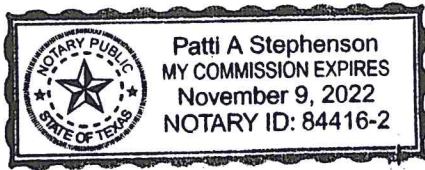
By: Sandra McQuiggin, President

Print name: Sandra McQuiggin

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on the day personally appeared Sandra McQuiggin President of Cape Royale Property Owners Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 15 day of July, 2019.



Patti A. Stephenson
Notary Public, State of Texas

Return to:
CAPE ROYALE POA
6 SALES Dr.
ColdSpring Tx 77331

Down Wright, County Clerk
San Jacinto County, Texas

Jul 25, 2019

STATE OF TEXAS
COUNTY OF SAN JACINTO
I, Down Wright, hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Filed for Record in:
San Jacinto County
On: Jul 25, 2019 at 12:23P
As a
Recording
Document Number: 20194567
Amount 25.00
Receipt Number - 32228
By: Tomi Tinsley