

21

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF MONTGOMERY §

**SECOND AMENDMENT TO RESTRICTIONS AND COVENANTS GOVERNING
 BRIDGEPOINT SUBDIVISION
 MONTGOMERY COUNTY, TEXAS**

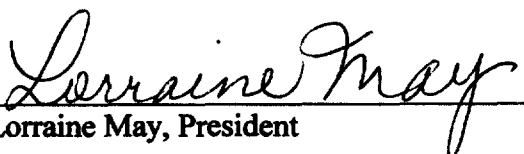
THAT, Whereas the Deed Restrictions for Bridgepoint Subdivision, were recorded under film code number 221-00-1005 and clerk's file number 9679843 of the Real Property Records of Montgomery County, Texas; and

Whereas a SPECIAL MEETING OPEN TO ALL PROPERTY OWNERS of Bridgepoint Subdivision was held on Wednesday, March 9, 2005 by the Board of Directors of the Bridgepoint Civic Association with a quorum present the proxies of the balance of the membership needed to vote, and agreed to change the Deed Restrictions as follows:

- 1) Article VI, §6.02 (c). The exact amount of the Maintenance Charge applicable to each lot will be determined as \$216.00 per year, said amount fixed until such time as there is a vote to change that amount by a 2/3rd majority of all property owners. Any assessment, special or otherwise cannot be arbitrarily changed without a vote to change that amount by a 2/3rd majority of all property owners. The amount of the maintenance charge and/or assessment charge provided for under this provision may be increased by no more than 10% per year.
- 2) Article VI, §6.02 (b). Any Maintenance Charge, Marina Charge, Estates Lot Charge or other assessments not paid within thirty (30) days after the due date shall incur interest at the rate of eighteen (18%) percent per annum or the maximum amount allowable by law. Liens will be allowed as provided by the property code of the State of Texas HOWEVER, there will be no provision allowing foreclosure for non-payment of said charges or assessments.
- 3) Article VIII, §8.01. Any and all decisions affecting the membership in the expenditure of a sum of money greater than \$2,500.00 must be approved by a majority vote of the property owners noticed in a special meeting. The exception to this is any recurring expenditure i.e. insurance, taxes, utilities.

This amendment shall become effective when executed by a majority of the Board of Directors of the Bridgepoint Civic Association and filed of record in the Real Property Records of Montgomery County, Texas.

DATED this 24th Day of February, 2006


 Lorraine May, President


 Jack Curtis, Vice President

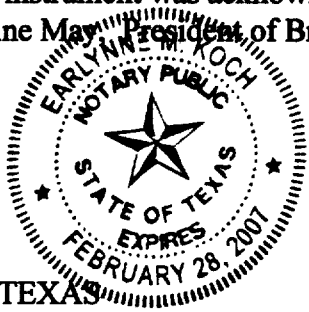
Carol Neugebauer
Carol Neugebauer, Secretary

Patricia L. Forster
Patricia L. Forster, Treasurer

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this 24 day of February, 2006, Lorraine May, President of Bridgepoint Civic Association.

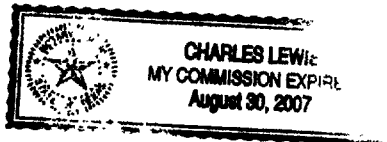


Early M. Koch
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this 25 day of FEBRUARY 2006, by Jack Curtis, Vice President of Bridgepoint Civic Association.

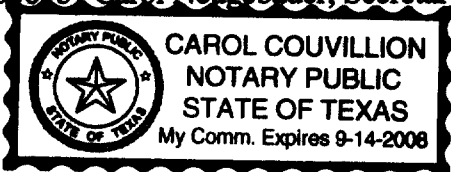
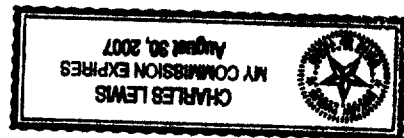


Charles Lewis
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this 1st day of March, 2006, by Carol Neugebauer, Secretary of Bridgepoint Civic Association.



Carol Couvillion
Notary Public - State of Texas

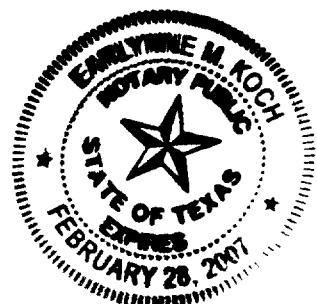
STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this 24 day of February, 2006, by Patricia L. Forster, Treasurer of Bridgepoint Civic Association.

Early M. Koch
Notary Public - State of Texas

AFTER RECORDING, PLEASE RETURN TO:
STEWART & STEWART, ATTORNEYS
402 W. PHILLIPS STREET
CONROE, TX 77301



FILED FOR RECORD

06 MAR -9 PM 2:07

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was filed in
File Number Sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the Official Public Records of Real Property at
Montgomery County, Texas.

MAR 09 2006



Mark Turnbull
County Clerk
Montgomery County, Texas

DEFENSE MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.