

**AMENDMENT TO RESTRICTIONS
FOR
QUAKERS LANDING, SECTIONS ONE AND TWO**

THE STATE OF TEXAS }
 }
COUNTY OF GALVESTON } **KNOW ALL MEN BY THESE PRESENTS:**

THAT WHEREAS Norwood Homes, Inc., as “Declarant” and owner of the land platted into that certain subdivision known as Quakers Landing, an addition in Galveston County, Texas according to the map or plat thereof recorded in Volume 1616, page 139 of the Records of Galveston County, Texas, such subdivision also commonly known as Quakers Landing, Section One, caused to be filed of record certain restrictive covenants within the Galveston County Deed of Trust Records, at Book 1924, and Page 433, et seq., which instrument established and imposed certain Covenants, Conditions and Restrictions upon the properties described therein;

WHEREAS, Norwood Homes, Inc., as “Declarant” and also owner of the land platted into that certain subdivision known as Quakers Landing, Section Two, an addition in Galveston County, Texas according to the map or plat thereof recorded in Volume 10, page 43 of the Records of Galveston County, Texas, caused to be filed of record certain restrictive covenants within the Galveston County Deed of Trust Records, at Book 2254, and Page 286, et seq., which instrument established and imposed certain Covenants, Conditions and Restrictions upon the properties described therein; both of the above-described documents are hereinafter sometimes described, collectively, as “the Deed Restrictions”;

WHEREAS, Part A, Section 1 of the Deed Restrictions provides that said instrument may be amended in whole or in part by an instrument signed by a majority of the then owners of the Lots;

WHEREAS, it is the desire of the undersigned, being Owners representing not less than a majority of the Lots within said Quakers Landing, Sections One and Two, to amend the Deed Restrictions by execution of this Amendment to Restrictions for Quakers Landing, Sections One and Two, which Amendment shall be controlling where inconsistent with such original Deed Restrictions.

NOW, THEREFORE, the undersigned, being those Owners of Lots representing not less than a majority of the Lots within Quakers Landing, Sections One and Two, hereby agree to amend the Deed Restrictions, and by these presents do hereby AMEND the said Deed Restrictions by removing and/or otherwise omitting Subsection 3 of Part A – Residential Covenants, and by inserting the provision quoted below in its place and stead, and by execution of this Amendment to Restrictions, do hereby covenant and agree that we, as well as our successors and assigns, and all parties holding title by, through and under same, shall hereafter have and hold title to the lands and premises hereinabove described, in all respects subject to the Deed Restrictions, as well as the amended provisions set forth below.

PART A – RESIDENTIAL COVENANTS:

1. Subsection 1 of the original Deed Restrictions is unaffected hereby, and shall remain fully effective and enforceable in all respects.

2. Subsection 2 of the original Deed Restrictions is unaffected hereby, and shall remain fully effective and enforceable in all respects.

Subsection 3 of the original Deed Restrictions is hereby amended and restated as follows:

3. Exclusive of open or screened porches, terraces, driveways, carports, garages and attached servants quarter, the minimum areas allowed to be built in this subdivision are as follows:

- A. On Lot Twenty-one (21), Lots Twenty-four (24) through Thirty-three (33), both inclusive, and Lot Forty-one (41)
 - 1) any residence must have not less than 2,500 square feet of living area;
 - 2) any story and a half residence must have not less than 1,500 square feet of ground floor area;
 - 3) any two story residence must have not less than 1,250 square feet of ground floor area;
- B. On any and all remaining lots:
 - 1) any residence must have not less than 2,000 square feet of living area;
 - 2) any story and a half residence must have not less than 1,200 square feet of ground floor area;
 - 3) any two story residence must have not less than 1,000 square feet of ground floor area.

The construction of all buildings, whether main residences or detached therefrom, must involve the use of brick veneer on 51% of the exterior surface area exclusive of the roof thereof. No chipped marble roofs, nor any other type of built up roofs shall be allowed where such roofing material would be visible to the public. All driveways shall be constructed of stabilized concrete with a minimum of four inches (4") of Class "A" 3000 psi concrete at twenty-eight days set on a firm base. The preferred topping surface

for both driveways and walkways within Quakers Landing Sections I and II shall be pea gravel (washed aggregate). In the alternative, driveway and walkway surfaces may be bare concrete, provided that such surfaces are finished to a smooth and uniform appearance. Only natural white or gray colored concrete shall be utilized. Other colors will be prohibited. All driveways and walkways must be uniform in color and in appearance throughout, including areas which may be (or have been) repaired or patched. Driveways and walkways shall meet all detail construction specifications as adopted and published from time to time by the Committee referred to in Part A, Section 1 of the Deed Restrictions as well the requirements of applicable City, County, and/or State building codes.

All other original provisions of the Restrictions governing Sections One and Two shall remain effective and in all respects unchanged by this Amendment.

IN WITNESS WHEREOF, the undersigned Lot Owners have executed this Amendment to Restrictions for Quakers Landing, Sections One and Two, on the date set forth and indicated next to their respective signatures(s), to be effective as of the date upon which this document, accompanied by all signature pages, is recorded in the office of the Galveston County Clerk.

ATTEST and CONSENT OF ASSOCIATION:

QUAKERS LANDING CIVIC IMPROVEMENT ASSOCIATION

BY: Rhonda Delany
Secretary

BY: Ralph J. DeLuca
President

STATE OF TEXAS }
COUNTY OF GALVESTON }

BEFORE ME, the undersigned authority, on this day personally appeared Rhonda Delany **SECRETARY** of Quakers Landing Civic Improvement Association, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of May, 2016.

Rebecca Hire
NOTARY PUBLIC - STATE OF TEXAS



STATE OF TEXAS }
COUNTY OF GALVESTON }

BEFORE ME, the undersigned authority, on this day personally appeared Robert John Deluca **PRESIDENT** of the Quakers Landing Civic Improvement Association, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of May, 2016.

Rebecca Hire
NOTARY PUBLIC - STATE OF TEXAS



ACKNOWLEDGEMENT AND CONSENT

The undersigned acknowledges that he/she/they have reviewed the Amendment to Restrictions for Quakers Landing, Sections One and Two, and that he/she/they fully understand such amendment, and do hereby agree and consent to the adoption, approval and recording of the Amendment to Restrictions for Quakers Landing, Sections One and Two, as indicated by the signature(s) below.

PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

5 Earlham Dr.
Friendswood, TX 77546

By: Barbara Nowlin
Printed Name: Barbara Nowlin
Date: 5-29-16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address:

Address:

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

4 Faulham
Larrette Hennickson

801 Quaker Dr

By: Larrette Hennickson
Printed Name: Larrette Hennickson
Date: 6-5-16

By: Bannon
Printed Name: Brenda Gannon
Date: 6-5-16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address:

Address:

804 Quaker Dr

808 Quaker Dr

By: Jeff Delupen
Printed Name: Jeff Delupen
Date: 6-5-2016

By: Terresa Easter
Printed Name: Terresa Easter
Date: 6-5-2016

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

810 QUAKER DR.

714 QUAKER DR

By: [Signature]
Printed Name: SHANNON LAY
Date: 6/5/16

By: [Signature]
Printed Name: TORRY KIRKLAND
Date: 6/5/16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address:

Address:

801 Penn Dr
Friendswood TX

804 Penn dr
friendswood, Tx

By: [Signature]
Printed Name: Joe Dunne
Date: 6-5-16

By: [Signature] txholley@gmail.com
Printed Name: Holley Diaz
Date: 6/5/16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

808 Penn Dr

702 Quaker

By: Michael W
Printed Name: Michael Wright
Date: 6/5/16

By: Emmit Peaslee
Printed Name: Emmit Peaslee
Date: 6-5-16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address: _____

Address: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

10 EARLHAM

By: [Signature]
Printed Name: STEVE WACIUCK
Date: 6/4/2016

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address: 12 Haverford Ln

Address: 16 Haverford

By: [Signature]
Printed Name: W. HORTON
Date: 6-4-16

By: [Signature]
Printed Name: Chris Shaw
Date: 6-4-16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

15 HAVERFORD LANE
FRENDSWOOD, TX 77540

By: 
Printed Name: ZANOKA KATAMELA
Date: 5/21/16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address:

Address:

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

5 Whittier Drive
Friendswood

5 Whittier Dr
Friendswood

By: [Signature]
Printed Name: Ronald K Jenkins
Date: 6/2/16

By: [Signature]
Printed Name: Jason Jerry
Date: 6-4-16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address:

Address:

1 Garland
Friendswood, TX

8 Garland
Friendswood, TX

By: [Signature]
Printed Name: Lisa Cushing
Date: 6/4/16

By: [Signature]
Printed Name: A. Pastusiewicz
Date: 6/4/16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

704 Quaker Pr.

Address:

705 Quaker Dr

By: [Signature]
Printed Name: TERESA PORTER
Date: 5/31/2016

By: [Signature]
Printed Name: MIKE O'QUIP
Date: 5/31/2016

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address:

706 Quaker Drive

Address:

708 Quaker Dr.

By: [Signature]
Printed Name: G.T. STACY
Date: 5-31-2016

By: [Signature]
Printed Name: Dana Gabbent
Date: 5-31-16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

805 Quaker Dr.
Friendswood, Tx 77546

By: Laura R. Giamfortone
Printed Name: LAURA R. GIAMFORTONE
Date: May 25, 2016

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address:

Address:

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

701 Penn Dr

704 Penn Dr

By: [Signature]
Printed Name: Lillian Wilson
Date: 5/17/16

By: [Signature]
Printed Name: Rachelle Landgraf
Date: 5/17/16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address:

Address:

703 Penn D

702 PENN DRIVE

By: [Signature]
Printed Name: JORGE FLORES
Date: 5-20-16

By: [Signature]
Printed Name: JUDITH MARIETTE FLORES
Date: 05/20/16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

802 Penn
Friendswood TX

709 Penn
Friendswood, TX

By: [Signature]
Printed Name: John W Embrey
Date: 5-22-16

By: [Signature]
Printed Name: Brad Weyandt
Date: 5-22-16

By: [Signature]
Printed Name: Diana Embrey
Date: 5-22-16

By: _____
Printed Name: _____
Date: _____

Address:

Address:

13 EARLHAM DR.
FRIENDSWOOD TX 77546

13 WHITTIER DR
FRIENDSWOOD TX 77546

By: [Signature]
Printed Name: TOM GIBBONS
Date: 5-22-16

By: [Signature]
Printed Name: TERRY LEFESTE
Date: 5-22-2016

By: _____
Printed Name: _____
Date: _____

By: [Signature]
Printed Name: Heather LeFeste
Date: 5-22-16

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

706 Penn Dr.

912 Penn DR

By: [Signature]
Printed Name: Tara Morgan
Date: 5/20/16

By: [Signature]
Printed Name: Linda Williams
Date: 5/22/2016

By: [Signature]
Printed Name: Jim Watson
Date: 5/20/16

By: _____
Printed Name: _____
Date: _____

Address:

Address:

714 PENN DR

By: [Signature]
Printed Name: JIM WATSON
Date: 05/20/16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

707 QUAKER DR.
FRIENDSWOOD, TX

6 Earl Ham Dr
Friendswood, TX

By: [Signature]
Printed Name: CHARLES THOMAS
Date: 5/22/2016

By: [Signature]
Printed Name: Steven Bailey
Date: 5/22/2016

By: [Signature]
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address:

Address:

11 Whittier Dr
Friendswood TX

4 Haverford
Friendswood, TX 77546

By: [Signature]
Printed Name: Beverly Bowley
Date: 5/22/16

By: [Signature]
Printed Name: Feard Hays
Date: 5-22-16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

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PROPERTY OWNER(S)

PROPERTY OWNER(S)

Address:

Address:

7 WHITTIER DR.

15 Whittier Dr.

By: *Robert J. DeLuca*
Printed Name: ROBERT J. DELUCA
Date: 5/17/16

By: *Rhonda Delany*
Printed Name: Rhonda Delany
Date: 5/17/16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

Address:

Address:

9 Whittier Drive

7 Earham Dr.

By: *Dwayne B. Blankenship*
Printed Name: Dwayne B. Blankenship
Date: 5/17/16

By: *A. Williamson*
Printed Name: Amanda Williamson
Date: 5/22/16

By: _____
Printed Name: _____
Date: _____

By: _____
Printed Name: _____
Date: _____

FILED AND RECORDED

Instrument Number: *2016039808*

Recording Fee: 98.00

Number Of Pages: 20

Filing and Recording Date: 07/01/2016 10:23AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*