

**FIRST AMENDMENT TO THE  
DECLARATION OF RESTRICTIVE COVENANTS OF THE  
TOWER ROAD ESTATES SUBDIVISION**

This First Amendment to the Declaration of Restrictive Covenants of the Tower Road Estates Subdivision (the "First Amendment") is executed and entered into by Gordon Hall and Gregory Slone (collectively "Declarant") and amends the Declaration of Restrictive Covenants of the Tower Road Estates Subdivision executed on September 1, 2019 and filed of record in/under Clerk's File No. 2019057905 in the Official Public Records of Galveston County, Texas (the "Declaration") to wit:

**RECITALS**

WHEREAS, Declarant executed that one certain Declaration on September 1, 2019 and filed of record in/under Clerk's File No. 2019057905 in the Official Public Records of Galveston County;

WHEREAS, the Declarant Control Period remains in effect as of the date of execution hereof pursuant to Article E(3) of the Declaration;

WHEREAS, the Declaration may be amended at any time by vote of 67.0% of Owners pursuant to Article J(4) of the Declaration;

NOW THEREFORE, in accordance with the Declaration, Declarant hereby amends the Declaration as follows:

1. The definition of "Plat" shall be amended to read as follows:

"Plat" means the plat of the Property recorded in/under Clerk's File No. 2019057904 of the real property records of Galveston County, Texas, and any replat of or amendment to the Plat made in accordance with this Declaration or any amendments thereto.

2. Article D(5)(d) of the Declaration shall be amended to read as follows:

*Location on Lot.* No Residence or Structure may be located in violation of the setback lines shown on the Plat except for Lots 9, 10, 11, 12, 13, and 14 of the Phase I Plat attached hereto as Exhibit "A" (collectively the "Phase I Inner Lots") and Lots 1, 2, 3, 4, 5, 6, 7, 8, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, and 45 of Exhibit A (collectively the "Phase I Outer Lots"). The setback lines for the Phase I Inner Lots shall be 40' feet. The setback lines for the Phase I Outer Lots shall be 50' feet. The setback lines for all other lots in Tower Road Estates Subdivision shall comply with the setback lines shown in said Plat as defined herein above. Each Residence must face the front Lot line. All structures must be located behind the

front wall of the Residence. All outbuildings, except garages, must not be visible from any street.

3. Article G(5)(a) of the Declaration shall be amended to read as follows:

*Rate.* Regular Assessments are levied by the Board, annually, to fund the anticipated operating and maintenance expenses of the Property Owners Association. Until changed by the Board, the Regular Assessment is Six Hundred and 00/100 Dollars (\$600.00) per lot.

4. The date listed in Article E(3)(b)(ii) of the Declaration shall be amended to January 1, 2024

The foregoing amendments, having been approved, verified, and accepted by the undersigned Declarant, the Declaration, as modified and amended herein, is hereby ratified and confirmed as originally filed amended and restated.

Executed this 10<sup>th</sup> day of March, 2020.

DECLARANT

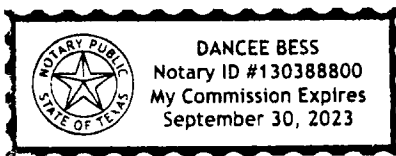
[Signature]  
Gordon Hall

[Signature]  
Greggory Slone

STATE OF TEXAS \*

COUNTY OF Galveston \*

This instrument was acknowledged before me on March 10<sup>th</sup>, 2020, by Gordon Hall.

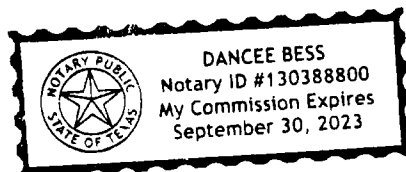


[Signature]  
Notary Public, State of Texas

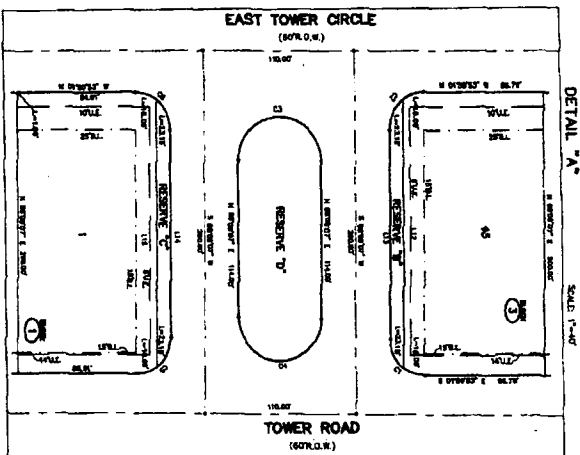
STATE OF TEXAS \*

COUNTY OF GALVESTON \*

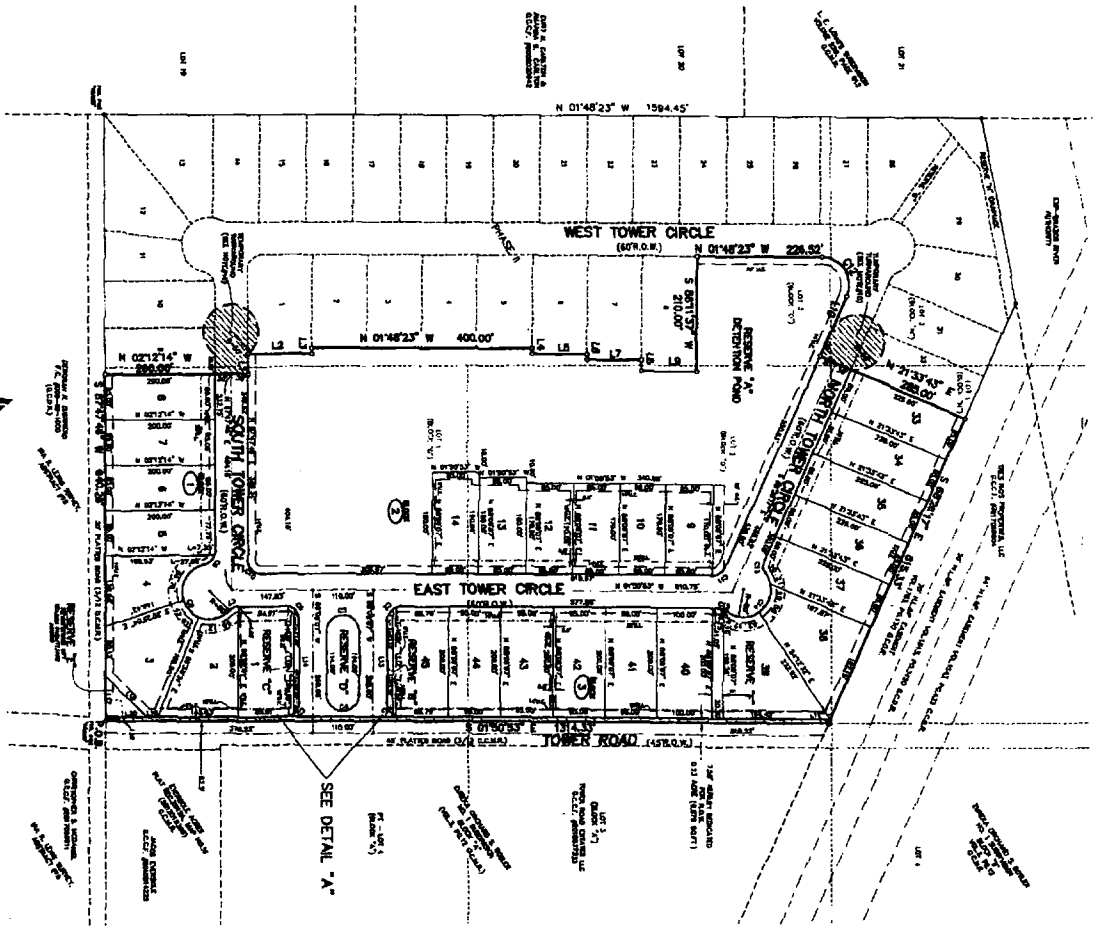
This instrument was acknowledged before me on March 10<sup>th</sup>, 2020, by Greggory Slone.



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Notary Public, State of Texas



LOT	AREA (SQ. FT.)	AREA (ACRES)	RESERVE
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201905164



A CERTIFIED COPY OF THE ORIGINAL SURVEY RECORDS IS ON FILE AT THE COUNTY CLERK'S OFFICE, 1000 WEST 11TH STREET, DALLAS, TEXAS 75204. THE ORIGINAL SURVEY RECORDS ARE AVAILABLE FOR REVIEW AT THE COUNTY CLERK'S OFFICE, 1000 WEST 11TH STREET, DALLAS, TEXAS 75204.



Gobbett & Associates, Inc.  
1000 West 11th Street, Suite 1000  
Dallas, Texas 75204  
Phone: (214) 750-1100  
Fax: (214) 750-1101



201905164

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## FILED AND RECORDED

Instrument Number: 2020026421

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 05/18/2020 11:12AM

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.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

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