

6.50

784792

JUN-23-77 107614

B -- I

650

JUN-23-77 107614

B -- I

650

AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
GREAT NORTHWEST SUBDIVISION

STATE OF TEXAS                    X  
  X  
COUNTY OF BEXAR                X

WHEREAS, by Declaration of Covenants, Conditions and Restrictions dated March 24, 1976, and recorded in Volume 7783, pages 598-628 of the Deed Records of Bexar County, Texas, reference to which record is hereby made for all purposes, Nance & Associates, Inc. (formerly known as Royal Crest, Inc.) and Texas Central Mortgage Co. (Declarant), subjected certain real property described in said declaration to certain covenants, conditions and restrictions; and

WHEREAS, by certificates of annexation recorded in the Deed Records of Bexar County, Texas, certain other property has, heretofore or contemporaneously herewith, been annexed into the properties subjected to the aforesaid covenants, conditions and restrictions; and

WHEREAS, Declarant has heretofore conveyed certain portions of the properties described in such declaration and certificates of annexation to Windsor Homes, Inc., Coates Development Company, Fred E. Burns, Inc. and Carlos Madrid & Associates, Inc. (Builders);

WHEREAS, Declarant and Builders, being owners of in excess of ninety percent (90%) of the lots affected by such declaration, desire to amend such declaration in certain respects pursuant to Article VIII, Section 8.3 of the aforesaid declaration, and the Veterans Administration and the Federal Housing Administration desire to approve said amendment, as required in Article VIII, Section 8.5 of the aforesaid declaration.

NOW, THEREFORE, the aforesaid declaration is hereby amended as follows:

8171 357

(a) Article VI, Section 6.6, entitled "Size Dwelling" shall be amended to now read as follows:

"No dwelling, exclusive of open porches, garages, carports or patios, shall be permitted on any lot at a cost of less than \$27,500.00, based on cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the permitted dwelling size. On all lots situated to the east of Tezel Road, the entire floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1,100 square feet for single-story houses, nor less than 1,350 square feet for a two-story structure. On all lots situated to the west of Tezel Road, the entire floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 900 square feet for single-story houses, nor less than 1,100 square feet for a two-story structure. The front elevation of the exterior of all dwellings, exclusive of openings and trim, shall be composed of masonry. All side walls of each dwelling structure situated on a corner lot which face or front on side streets shall be composed of masonry from the ground to the top of first floor window height, exclusive of openings and trim, provided, however, this provision shall not be construed as permitting dwellings situated on corner lots to face side streets. For the purpose of these restrictions, masonry includes stucco and all materials commonly referred to in the San Antonio building industry as masonry."

As hereby amended, the aforesaid Declaration of Covenants, Conditions and Restrictions is hereby ratified for all purposes.

EXECUTED this the 23 day of March, 1977.

TEXAS CENTRAL MORTGAGE CO.  
Attest:

*[Signature]*  
Assistant Secretary

TEXAS CENTRAL MORTGAGE CO.

BY: *[Signature]*  
Vice-President

*RLD*  
*Jas*  
*Jas*  
*R.H. J.*

*CS*  
*T.N.*

*Ch. Brant*  
*6 21 77*

EX 8171 MC 358



Jerome Schorn  
Secretary

HANCE & ASSOCIATES, INC.

By: Wayne T. Hance  
President



Jerome Schorn  
President

WINDSOR HOMES, INC.

By: Jack E. Smith  
President

Attest:

Anna J. Smith  
Secretary

COATES DEVELOPMENT COMPANY

By: Richard J. Bettis  
Vice-President



John J. Grant  
Assistant Secretary

FRED E. MURNS, INC.

By: Fred E. Murns  
President

Attest:



Jerome Schorn  
Secretary

CARLOS MADRID & ASSOCIATES, INC.

By: Carlos Madrid  
President

VETERANS ADMINISTRATION

By: Thomas W. Burnett  
Authorized Agent

SECRETARY OF HOUSING AND URBAN DEVELOPMENT, acting by and through the FEDERAL HOUSING COMMISSIONER

By: [Signature]  
Authorized Agent

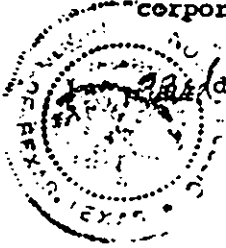
VER 8171 REC 359

8171 Mc 360

THE STATE OF TEXAS  
COUNTY OF BEXAR

I  
I  
I

Before me, the undersigned authority, on this day personally appeared Walter W. Nance, President of NANCE & ASSOCIATES, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.



Given under my hand and seal of office, this the 22nd day of March, 1977.

Dulcy Smith  
Notary Public in and for  
Bexar County, Texas

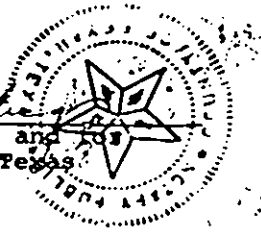
THE STATE OF TEXAS  
COUNTY OF BEXAR

I  
I  
I

Before me, the undersigned authority, on this day personally appeared R. D. Lenzen, Vice President of TEXAS CENTRAL MORTGAGE CO., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this the 23rd day of March, 1977.

Janice E. Luby  
Notary Public in and for  
Bexar County, Texas



THE STATE OF TEXAS  
COUNTY OF BEXAR

I  
I  
I

Before me, the undersigned authority, on this day personally appeared Jack Smith, President of WINDSOR HOMES, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this the 23 day of March, 1977.



Dulcy Smith  
Notary Public in and for  
Bexar County, Texas

THE STATE OF TEXAS

I  
I  
I

COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Richard T. Betts, Vice-President of COATES DEVELOPMENT COMPANY, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this the 23rd day of March, 1977.



[Signature]  
Notary Public in and for  
Bexar County, Texas

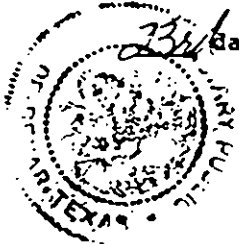
THE STATE OF TEXAS

I  
I  
I

COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Fred E. Burns, President of FRED E. BURNS, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this the 23rd day of March, 1977.



[Signature]  
Notary Public in and for  
Bexar County, Texas

THE STATE OF TEXAS

I  
I  
I

COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Carlos Madrid, Jr., President of CARLOS MADRID & ASSOCIATES, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this the 23rd day of March, 1977.



[Signature]  
Notary Public in and for  
Bexar County, Texas

WR 8171 REV 351

8171 REC 362

THE STATE OF TEXAS  
COUNTY OF BEXAR

I  
I  
I

Before me, the undersigned authority, on this day personally appeared Charles W. Grant, Officer in Charge of the VETERANS ADMINISTRATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said agency.

Given under my hand and seal of office, this the 29th day of March, 1977.



[Signature]  
Notary Public in and for  
Bexar County, Texas

THE STATE OF TEXAS  
COUNTY OF BEXAR

I  
I  
I

Before me, the undersigned authority, on this day personally appeared JAMES M. GUN of the FEDERAL HOUSING ADMINISTRATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said agency.

Given under my hand and seal of office, this the 22nd day of JUNE, 1977.



[Signature]  
Notary Public in and for  
Bexar County, Texas  
H. GORDIN MONTGOMERY

STATE OF TEXAS  
COUNTY OF BEXAR  
I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Volume and Page of the DEED RECORDS of Bexar County, Texas, as stamped herein by me.

FILED IN MY OFFICE

JUN 23 1977 4:46 PM

ROBERT D. GREEN, County Clerk Bexar Co. [Signature]



JUN 24 1977

[Signature]  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

RETURN TO: Mr. Richard L. Kerr  
Poster, Lewis, Langley, Gardner & Banack  
1655 Frost Bank Tower  
San Antonio, Texas 78205