

2-17

AMENDMENT TO RESTRICTIONS  
OF SECTION 82A OF HILLTOP LAKES RESORT CITY

131471

STATE OF TEXAS I  
COUNTY OF LEON I

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, J. B. Belin, Jr., ("Developer") Trustee, did by instrument recorded in Volume 442 at Page 212 of the Deed Records of Leon County, Texas, impose certain Reservations, Restrictions and Covenants ("Restrictions") upon HILLTOP LAKES SECTION 82A (the "Subdivision") a subdivision in Leon County, Texas, according to the plat thereof recorded in Volume 4 at Page 45 of the Map Records of said county; and,

WHEREAS, the Developer wishes to alter and amend the Restrictions to further enhance the value of the lots in the Subdivision:

NOW, THEREFORE, BE IT KNOWN THAT the aforesaid Restrictions are hereby amended as follows:

- 1. All of the present Section 3 relating to the use of such lots for the purpose of installing Mobile Homes or constructing Cottages is deleted in its entirety and the following is substituted therefor:

No dwelling or residence shall be erected on any lot or the plans approved therefor having a living area of less than 950 square feet in all blocks in section. The foregoing square footage is exclusive of porches, breezeways, garages and other appendages.

The exterior material of the main dwelling or residence on any lot or plat shall be not less than 55% brick, stone or its equivalent. This ratio may be changed with written approval of the Architectural Control Committee as set out in these restrictions for special design effects, etc. Foundations to be of a concrete slab type, or if special foundations are needed due to terrain or design, such foundation must be approved in writing by the Architectural Control Committee as herein provided. All improvements or additions shall be substantially and safely constructed, painted and kept in good repair, and all lots shall be kept in clean and sanitary condition.

- 2. All of Section 36 - Special Restrictions - Mobile Homes is deleted.
- 3. All of Section 37 - Special Restrictions - Cottages is deleted.
- 4. Sections 38 - Enforcement, Section 39 - Effect of Violations on Mortgages and Section 40 - Partial Invalidity are hereby renumbered as Sections 36, 37, and 38, respectively.

Except as set forth herein, the above described restrictions shall remain in full force and effect binding on the Subdivision according to their terms.

EXECUTED this 22 day of January, 1979.

  
J. B. BELIN, SR., TRUSTEE

JOINTER OF LIENHOLDERS

The undersigned, WESTINGHOUSE CREDIT CORPORATION, being the holder of the Note secured by and being beneficiary of the Deed of Trust to J. B. Bartling, Trustee, recorded at Volume 54, Page 646, of the Deed of Trust Records of Leon County, Texas; and James Bruce Belin, Jr. and Marion Douglas Belin as Co-Independent Executors and Co-Trustees under the Will of James Bruce Belin, Sr., Deceased, and Margaret Thomas Belin, a Widow, being the holders of a Vendor's Lien retained in Deed recorded at Volume 320, Page 73, of the Deed Records of Leon County, Texas, do hereby in all respects approve, adopt, ratify and confirm all of the above and foregoing provisions and do hereby join in the execution thereof and agree that these provisions shall in all respects, be binding upon the undersigned Lienholders and their respective heirs, executors, administrators, successors and assigns, and upon the land thereby affected, notwithstanding any foreclosure of said Deed of Trust or Vendor's Lien or any other liens in favor of the undersigned Lienholders and notwithstanding any conveyance to the undersigned in lieu of any such foreclosures.

EXECUTED this 15<sup>th</sup> day of February, 1979.

WESTINGHOUSE CREDIT CORPORATION

By: R. D. Hendricks  
R. D. HENDRICKS, PORTFOLIO MANAGER -  
LAND RECEIVABLE

ESTATE OF JAMES BRUCE BELIN, SR., DECEASED

By: James Bruce Belin, Jr.  
JAMES BRUCE BELIN, JR., CO-EXECUTOR and  
CO-TRUSTEE

By: Marion Douglas Belin  
MARION DOUGLAS BELIN, CO-EXECUTOR and  
CO-TRUSTEE

By: Margaret Thomas Belin  
MARGARET THOMAS BELIN, A WIDOW

STATE OF TEXAS        I  
COUNTY OF HARRIS    I

BEFORE ME, the undersigned authority, on this day personally appeared J. B. BELIN, JR., Trustee, and JAMES BRUCE BELIN, JR., and MARION DOUGLAS BELIN, Co-Independent Executors and Co-Trustees under the Will of JAMES BRUCE BELIN, SR., DECEASED, and MARGARET THOMAS BELIN, a Widow, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23<sup>rd</sup> day of January, 1979.



Reree A. Surin  
Notary Public in and for Harris County, Texas  
Reree A. Surin  
My commission expires  
November 2, 1980.

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STATE OF TEXAS I  
COUNTY OF HARRIS I  
DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared R. D. HENDRICKS, Portfolio Manager - Land Receivable, of WESTINGHOUSE CREDIT CORPORATION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said WESTINGHOUSE CREDIT CORPORATION, a corporation, and that he executed the same as the act of such corporation, for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of February, 1979.



*June L. Armstrong*  
Notary Public in and for Harris County, Texas  
DALLAS

JUNE L. ARMSTRONG  
My Commission Expires 6-30-80

I, ROY CARRIGAN, Clerk of the County Court of Leon County, Texas, do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the \_\_\_ day of \_\_\_\_\_, 197\_\_\_, at \_\_\_ o'clock \_\_\_ M., in Volume \_\_\_, Page \_\_\_, of the Deed Records of Leon County, Texas.

WITNESS MY HAND AND SEAL of office, at Centerville, Texas, the day and date last written above.

ROY CARRIGAN, COUNTY CLERK  
LEON COUNTY, TEXAS

BY \_\_\_\_\_

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Filed for record on the 31<sup>st</sup> day of apr. A.D., 1979 at 9:30 o'clock A. M., and duly recorded this the 5<sup>th</sup> day of apr. A.D., 1979 at 2:00 o'clock P. M.

BY: *Marion W. Dutton* Deputy

ROY CARRIGAN, COUNTY CLERK  
LEON COUNTY, TEXAS

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