

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
(BOLSOVER COURT)**

This Second Amendment (the "Second Amendment") to the Declaration of Covenants, Conditions and Restrictions of Bolsover Court (the "Declaration"), is executed by the owners of all of the lots in Bolsover Court, a subdivision in Harris County, Texas ("Bolsover Court"), for the purposes and upon the consideration herein expressed.

RECITALS

- A. The Declaration was recorded on August 14, 2000 in the office of the County Clerk of Harris County, Texas under Clerk's File No. U564819 against certain real property in Block 1 of Southampton Court in Harris County, Texas, which real property was replatted as Bolsover Court.
- B. The map of Bolsover Court was recorded in the office of the County Clerk of Harris County, Texas on October 10, 2000 under Clerk's File No. U671809, and under Film Code No. 458060 of the Map Records of Harris County, Texas. The Map of Bolsover Court provides that there are five lots in Bolsover Court.
- C. The Amendment to the Declaration (the "First Amendment") was recorded in the office of the County Clerk of Harris County, Texas on November 20, 2001 under Clerk's File No. V433669. By the terms of the First Amendment, the Common Area as originally defined in the Declaration, was dedicated to the exclusive use and enjoyment of the owners of Lot 1 of Bolsover Court.
- D. By this Second Amendment, all of the owners of Lots in Bolsover Court desire to amend the Declaration to prohibit the use of the Lots for short term, temporary, vacation or corporate rentals, as more particularly set forth herein.

NOW, THEREFORE, in consideration of the foregoing Recitals, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, being all of the owners of lots in Bolsover Court, do hereby modify, change and amend the Declaration as set forth below.

SECOND AMENDMENT

- 1. The Recitals described above in this instrument are incorporated within this Second Amendment as though fully set forth herein.
- 2. Defined terms as used in this Second Amendment shall have the same meaning as established in the Definitions in Article I of the Declaration.

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3. The following Section 12 is added to Article VIII of the Declaration, entitled Use Restrictions, and shall be binding on all Owners of Lots in Bolsover Court, all Members of the Bolsover Court Homeowners Association, Inc. (the "Association") and on the tenants and subtenants who lease a Lot or Lots in Bolsover Court from an Owner or a Member:

Section 12. No Owner of a Lot, Member of the Association, or a tenant or subtenant occupying a Lot, shall at any time (a) lease, sublease, enter into an occupancy agreement for a Lot or otherwise permit an individual or entity to occupy a Lot or any building or structure located on a Lot, for a term of less than six (6) consecutive calendar months, under a written, electronic or verbal lease, sublease, occupancy agreement, rental agreement, vacation rental, short term rental, corporate rental or other similar agreement or (b) advertise for public or private dissemination a Lot or any building or structure located on a Lot for a term of less than six (6) consecutive calendar months, as a rental property, short-term rental, vacation rental, corporate rental or for any similar temporary use including, without limitation, through companies or websites such as or similar to VRBO, AirBnb, HomeAway, Kayak, Craigslist or any similar company or website, or by or through social media websites including, without limitation, Facebook or NextDoor. Notwithstanding the foregoing provisions, the Owner of a Lot or Member of the Association shall be permitted to enter into a short-term lease agreement with the purchaser of a Lot from that Owner, whereby either (i) the Owner of the Lot leases the Lot and the residential dwelling on the Lot from the purchaser of the Lot for a short period of time after the closing of the sale of the Lot, or (ii) the purchaser of the Lot leases the Lot and the residential dwelling on the Lot from the Owner of the Lot for a short period of time before the closing of the sale of the Lot from the Owner to such purchaser.

4. This Second Amendment shall be executed in multiple counterparts, each of which shall have the force and effect of an original, and together shall constitute the fully executed Second Amendment to the Declaration. This Second Amendment shall be recorded in the office of the County Clerk of Harris County, Texas.

5. This Second Amendment is executed by the undersigned Owners of Lots in Bolsover Court pursuant to the provisions of Section 3 of Article X of the Declaration, which provides that the Declaration may be amended at any time by an instrument signed by not less than eighty percent (80%) of the Owners of Lots in Bolsover Court. This Second Amendment shall run with the land in Bolsover Court, and shall have the same force and effect as though fully set forth within the Declaration.

Executed effective as of the 17th day of May, 2021.

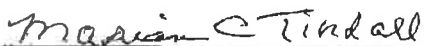
SIGNATURE PAGE TO SECOND AMENDMENT
(BOLSOVER COURT)

The undersigned, being the owner of 1739 Bolsover Street, Houston, Texas 77005, which constitutes Lot 5, Block 1 of Bolsover Court, a subdivision in Harris County, Texas, have read the foregoing Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Bolsover Court, and approve all terms and provisions of the Second Amendment.

Executed this 14 day of May, 2021.



Harry L. Tindall

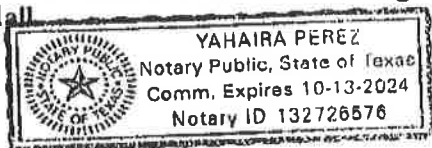


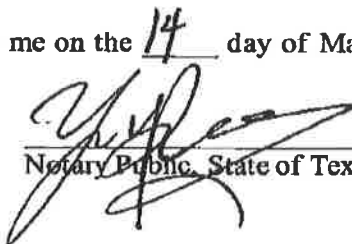
Marian C. Tindall

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 14 day of May, 2021 by Harry L. Tindall.



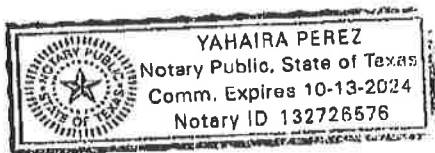


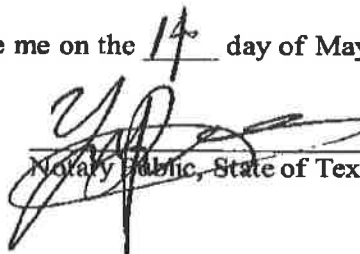
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 14 day of May, 2021 by Marian C. Tindall.





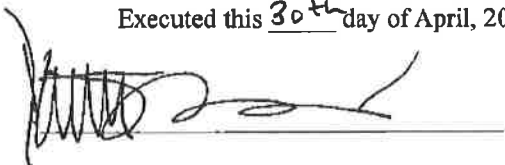
Notary Public, State of Texas

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SIGNATURE PAGE TO SECOND AMENDMENT
(BOLSOVER COURT)

The undersigned, being the owner of 1741 Bolsover Street, Houston, Texas 77005, which constitutes Lot 4, Block 1 of Bolsover Court, a subdivision in Harris County, Texas, have read the foregoing Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Bolsover Court, and approve all terms and provisions of the Second Amendment.

Executed this 30th day of April, 2021.



Demetrius G. Navarro



Martha L. Navarro

THE STATE OF TEXAS §

COUNTY OF HARRIS §

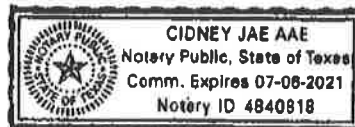
This instrument was acknowledged before me on the 30th day of April, 2021 by Demetrius G. Navarro.




Notary Public, State of Texas

THE STATE OF TEXAS §

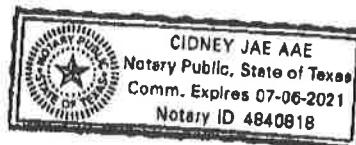
COUNTY OF HARRIS §



This instrument was acknowledged before me on the 30th day of April, 2021 by Martha L. Navarro.



Notary Public, State of Texas



SIGNATURE PAGE TO SECOND AMENDMENT
(BOLSOVER COURT)

The undersigned, being the owners of 1743 Bolsover Street, Houston, Texas 77005, which constitutes Lot 3, Block 1 of Bolsover Court, a subdivision in Harris County, Texas, have read the foregoing Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Bolsover Court, and approve all terms and provisions of the Second Amendment.

Executed this 14 day of May, 2021.



Jun Liu

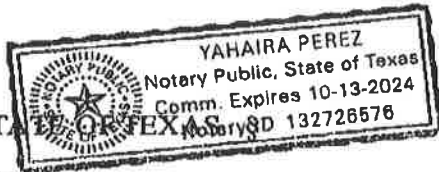
Min Li

Min Li

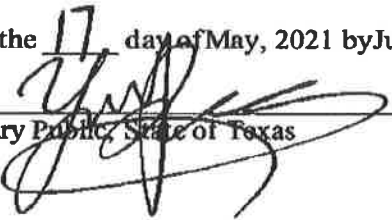
THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17 day of May, 2021 by Jun Liu.

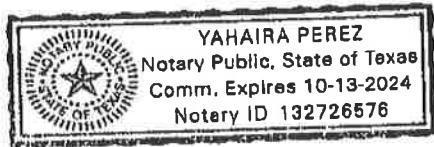


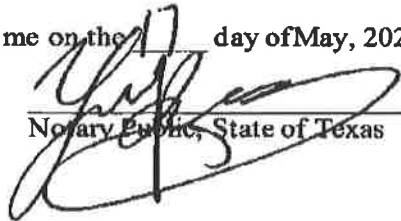
THE STATE OF TEXAS §
COUNTY OF HARRIS §



Notary Public, State of Texas

This instrument was acknowledged before me on the 17 day of May, 2021 by Min Li.





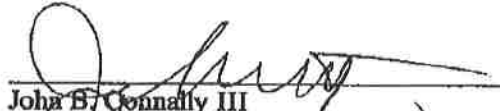
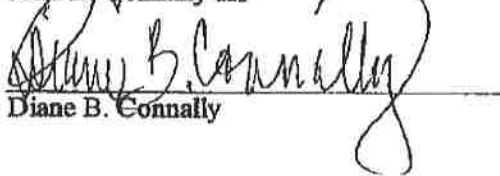
Notary Public, State of Texas

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SIGNATURE PAGE TO SECOND AMENDMENT
(BOLSOVER COURT)

The undersigned, being the owners of 1745 Bolsover Street, Houston, Texas 77005, which constitutes Lot 2, Block 1 of Bolsover Court, a subdivision in Harris County, Texas, have read the foregoing Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Bolsover Court, and approve all terms and provisions of the Second Amendment.

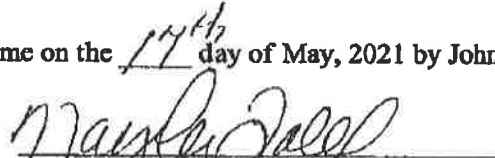
Executed this 17 day of May, 2021.

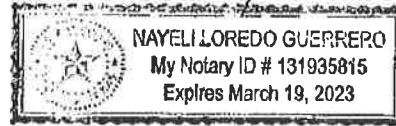

John B. Connally III

Diane B. Connally

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17th day of May, 2021 by John B. Connally III.

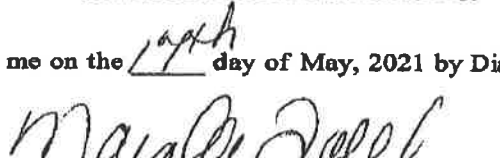

Notary Public, State of Texas

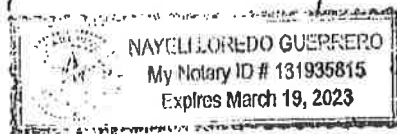


THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17th day of May, 2021 by Diane B. Connally.


Notary Public, State of Texas



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SIGNATURE PAGE TO SECOND AMENDMENT
(BOLSOVER COURT)

The undersigned, being the owners of 1747 Bolsover Street, Houston, Texas 77005, which constitutes Lot 1, Block 1 of Bolsover Court, a subdivision in Harris County, Texas, have read the foregoing Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Bolsover Court, and approve all terms and provisions of this Second Amendment.

Executed this 15th day of May, 2021.

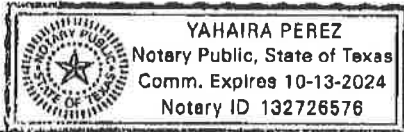
Frank E. McCreary
Frank E. McCreary

Jacqueline M. McCreary
Jacqueline M. McCreary

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 15 day of May, 2021 by Frank E. McCreary.

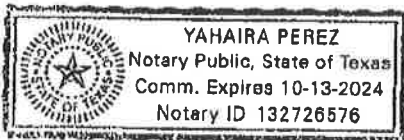


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 15 day of May, 2021 by Jacqueline M. McCreary.



[Signature]
Notary Public, State of Texas

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Pages 8
05/28/2021 03:18 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$42.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS