

All lots shown on said plat, except Lot 26, Block 18; Lot 30, Block 19, Lots 30 and 45, Block 21; Lot 46, Block 28; and Lots 43, 44 and 45, Block 28, and the area entitled "Golf Course Area", shall only be used for single family purposes. Not more than one single family dwelling shall be erected, altered, placed or permitted to remain of any lot except as otherwise provided therein. In addition to such single family dwelling there shall be permitted guest houses, maid's quarters, garages, carports and other accessory buildings that are necessary and contributory to the overall improvements of said lots. All such accessory structures shall conform to every provision of these covenants and shall be constructed simultaneously with or subsequent to the construction of the principal dwelling located on the same lot. Lot 26, Block 18; Lot 30, Block 19; Lot 45, Block 21, Lot 46, Block 28; and Lots 43, 44 and 45, Block 28, may be used for multi-family purposes as hereinafter provided. Lot 30, Block 21 may be used for general commercial purposes as may be approved by the Architectural Control Committee in their sole discretion; and

WHEREAS, Article IV, General Land Use, provides in paragraph 17:

Lot 26, Block 18; Lot 30, Block 19; Lot 45, Block 21, and Lot 46, Block 28, as shown on said plat, may be used for multiple family purposes. As to said multiple family lot, no building shall be erected, altered, placed or permitted, to remain on any lot other than apartments, multiple family dwellings, duplexes, single family dwellings, corporate executive retreat complexes and other buildings such as garages, carports, and accessory buildings that are necessary and contributory to the overall development of the subject property. The maximum number of living units which may be built on any part of any lot shall not exceed fifteen (15) units for each one (1) acre of area of the lot as shown on said plat.

Lot 26, Block 18; Lot 30, Block 19; Lot 45, Block 21, and Lot 46, Block 28, as shown on said plat, may be resubdivided with the prior written approval of the Committee, and such subdivision results in the creation of lots for multiple or single family purposes, as hereinabove provided, have a land area of not less than two thousand nine hundred (2,900) square feet for each living unit and are in keeping with the general character of the existing or proposed adjacent residential development.

WHEREFORE, Article IV, paragraph 17, is amended hereafter to provide:

Lot 26, Block 18, Lot 30, Block 19; Lot 45, Block 21; Lot 46, Block 28, and Lots 43, 44 and 45, Block 28, as shown on said plat, may be used for multiple family purposes. As to said multiple family lot, no building shall be erected, altered, placed or permitted to remain on any lot other than apartments, multiple family dwellings, duplexes, single family dwellings, corporate executive retreat complexes and other buildings such as garages, carports and accessory buildings that are necessary and contributory to the overall development of the subject property. The maximum number of living units which may be built on any part of any lot shall not exceed fifteen (15) units for each one (1) acre of area of the lot as shown on said plat.

Lot 26, Block 18; Lot 30, Block 19, Lot 45, Block 21; Lot 46, Block 28, and Lots 43, 44 and 45, Block 28, as shown on said plat, may be resubdivided with the prior written approval of the Committee, and such subdivision results in the creation of lots for multiple or single family purposes, as hereinabove provided, have a land area of not less than two thousand nine hundred (2,900) square feet for each living unit and are in keeping with the general character of the existing or proposed adjacent residential development.

All other provisions of the original Restrictions shall remain in full force and effect.

EXECUTED this the 16th day of May, 1984.

ROCKPORT COUNTRY CLUB, INC.

By: G. Hasslocher
G. Hasslocher
Chairman of the Board

ATTEST:

Delmar Hiller
Delmar Hiller
Assistant Secretary

THE STATE OF TEXAS :
: COUNTY OF ARANSAS :

BEFORE ME, the undersigned authority, on this day personally appeared G. HASSLOCHER, CHAIRMAN OF THE BOARD OF ROCKPORT COUNTRY CLUB, INC., known to me to be the person whose name is subscribed to the foregoing instrument, who, being duly sworn, states that Rockport Country Club, Inc. is the owner of more than fifty-one percent (51%) of the real property situated in Unit II of Rockport Country Club Estates, Aransas County, Texas, and further G. Hasslocher acknowledged to me that he executed the Amendment of Covenants, Conditions and Restrictions of Unit II for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

Given under my hand and seal of office this the 16th day of May, 1984.



Diana R. Linn
Notary Public in and for
The State of Texas
My commission expires: 3-14-85
Printed Name: Diana R. Linn

Book of Taxes
County of Aransas
I hereby certify that this instrument was FILED on 5-18-84
at Deed and already RECORDED in Vol. and Page
As ordered by me, on 5-21-84



W. J. Hatcher
W. J. HATCHER
COUNTY CLERK
ARANSAS COUNTY, TEXAS