

2 Please return to:
Mr. Johnny Kennedy
President, AVHOA
7003 Alderney
Houston, TX 77055

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10/24/2006 RP2 \$20.00

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AFTON VILLAGE HOMEOWNERS ASSOCIATION, INC.
P.O. Box 55944
Houston, Texas 77255-5944

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On September 26, 2006 the Afton Village Homeowner Association, Inc. Board of Directors adopted the following:

Reference is made to the Afton Village Homeowner Association, Inc. MODIFICATION TO RESTRICTIVE COVENANTS AFTON VILLAGE SECTION I AND II, HARRIS COUNTY, TEXAS, which was executed and filed on or before February 29, 1996.

UNDER Article IV. "Enforcement, Standards and Interpretations, The Afton Village Homeowner Association Board (the "Board"), from time to time, may issue regulations, standards and interpretations relating to particular restrictions, consistent with the purposes and intent of the restrictions, as part of the Board's discretionary authority. Each owner and lot is bound by those regulations, standards, and interpretations".

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FURTHERMORE, The Afton Village Homeowner Association Board is granted the power to establish additional "Standards" by "Paragraph 7.6 Architectural Standards. The Committee may, from time to time promulgate and distribute architectural standards and review procedures ("Standards") which shall be uniformly applied and implement the spirit and intention of these restrictions." Upon adoption by the Board and recording in the Official Public Records, of Harris County, Texas, such Standards shall supplement these restrictions and be incorporated herein by reference.

THEREFORE, the Board declares "Article 7. Architectural Review, paragraph 7.2 Submission of Plans" shall include the following:


(iii) Trees. When new construction on any lot in Afton Village is planned, the homeowner and/or contractor shall submit in writing and/or drawings all plans for removal and replacement of any living or dead tree with a trunk diameter of 3-inches or greater, on the lot, to the Afton Village Architectural Committee for approval. The plans shall include a description of location, size and type of tree/trees being removed and replacement tree/trees. Removed trees shall be replaced with an adequate number of quality trees. The objective is to maintain the esthetics and canopy of trees in Afton Village. If construction of a larger house and/or garage or addition to the existing house and/or garage is the reason for tree removal, the plans for location of the house and/or garage shall minimize the removal of existing trees. When new construction is performed, existing trees shall be protected from damage by construction equipment and protected from damage to the roots by heavy equipment, compacting, adding or removing too much soil, and/or cutting the roots. The diameter of a tree trunk is defined as that measured with a "callipers" or a "pi tape" at a height of 3 feet above ground level. Construction shall not proceed until all plans are approved by the Architectural Committee.

FURTHERMORE, the Board declares that "Article 14. Lawn Care", shall include the following:

Grass, weeds and vegetation on each lot shall be kept mowed and edged at regular intervals such that a height of 6 inches or less, and a length of not more than 3 inches over the curb and/or sidewalk is maintained. Dead trees, shrubs and plants shall be removed from the lot within 60 days of their dying. Dead or absent ground cover of 10 percent (10%) or more of the front lawn area of any lot shall be replenished with ground cover vegetation (such as grass sod), and/or landscaped (as with stones) within 6 months.

NOW, THEREFORE, BEING APPROVED AND ACCEPTED by the Officers indicated below of Afton Village Homeowners Association, Inc., the above Standards are to be recorded in the Official Public Records of Harris County, Texas on this the _____ day of October, 2006.

10x


Johnny Kennedy, President
Dated: 10/24/06


Diane R. Price, Secretary
Dated: 10/04/06

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

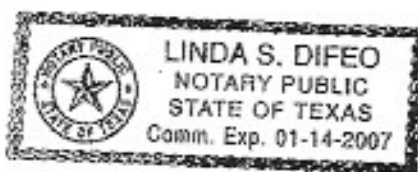
BE IT REMEMBERED that I, Linda S. DiFeo, a Notary Public duly qualified, commissioned, sworn and acting in and for the County and State aforesaid, hereby certify that, on the 4TH day of October, 2006, there appeared before me severally each of the following persons, each being the designated officer of the Afton Village Homeowners Association.

This instrument was acknowledged before me on this day by Johnny Kennedy, as the president of the Afton Village Homeowners Association and by Diane R. Price as the secretary of the Afton Village Homeowners Association whose signatures are set forth opposite his or her name on behalf of said Homeowners Association.

Witness my hand and official seal.

Linda S. DiFeo
Notary Public

Notary Stamp:



Dorothy B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

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FILED

ANY INSTRUMENT HEREBY RECORDED 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 the number Signatures on this date and all fees assessed herein by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County Texas on

OCT 24 2006



Dorothy B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

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