

STATE OF TEXAS §
COUNTY OF HARRIS §:ss KNOW ALL PERSONS BY THESE PRESENTS:
 §

“Association” shall refer to Binglewood Civic Association, Inc., a Texas non-profit corporation (formerly known as Binglewood Civic Club, Inc., and doing business as Binglewood Civic Club), acting as the property owners’ association under Section 204 of the Texas Property Code, as amended. It will regulate and enforce the Restrictions, as well as any separate Policies and Guidelines governing Binglewood Section IV, for the purpose of enhancing and protecting the value, desirability, and attractiveness of real property within Binglewood Section IV for and on behalf of the lot owners.

“Dues” shall refer to the mandatory dues assessed by the Board of Directors of the Association on lot owners of Binglewood Section IV.”

2. Right to Enforce. The second paragraph on page 4 of the Deed Restrictions under “RIGHT TO ENFORCE” is hereby deleted in its entirety and amended to read as follows:

“RIGHT TO ENFORCE

The Binglewood Civic Association, Inc., a Texas non-profit corporation, its successors and assigns, shall have the right to enforce observance and performance of the Restrictions. In order to prevent a breach or to enforce the observance or performance of same, it shall have the right, in addition to all legal remedies, to seek an injunction either prohibitive or mandatory. The owner of any lot or lots affected shall also have the right either to prevent a breach of any Restrictions or to enforce the performance of same.”

3. Formation of a Community Improvement Association. The following paragraphs are hereby added after the above paragraph on page 4 of the Deed Restrictions under a new section titled “FORMATION OF COMMUNITY IMPROVEMENT ASSOCIATION”:

“FORMATION OF COMMUNITY IMPROVEMENT ASSOCIATION

Binglewood Civic Association, Inc., a Texas non-profit corporation (formerly known as Binglewood Civic Club, Inc., and doing business as Binglewood Civic Club), is hereby declared the property owners association (the “Association”) under Section 204 of the Texas Property Code, as amended, which will regulate and enforce the Restrictions and Policies and Guidelines governing Section IV for the purpose of enhancing and protecting the value, desirability, and attractiveness of real property within Binglewood Section IV for and on behalf of the lot owners.

There shall be an assessment of mandatory dues in the amount of \$100 annually per lot (“Dues”). Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to the Restrictions shall be a mandatory member of the Association. Membership shall be appurtenant to, and may not be separated from, ownership of any lot. The Restrictions, as amended, shall run with the land and bind and benefit all real property in Section IV of the Subdivision, as provided by Texas Property Code Section 204.006.

The Association shall be governed by a Board of Directors elected by the members in accordance with the Association’s Bylaws, and such Board shall possess all powers, rights, duties, and responsibilities granted to property owners’ associations under Chapter 204 of the Texas Property Code.”

4. The provisions set forth in this First Amendment shall have the same force and effect as if they had been included in the original Deed Restrictions.

5. The Deed Restrictions are hereby changed, amended, ratified, confirmed and adopted and, as amended herein, remain in full force and effect.

6. This First Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall be considered one and the same instrument.

IN WITNESS WHEREOF, this First Amendment to the Restrictions of Binglewood Subdivision, Section IV is executed on the dates of the acknowledgements set forth below to be effective, however, on the date that this First Amendment is filed of record in the Official Public Records of Real Property of Harris County, Texas.

The undersigned owner(s) of the real property known as _____, Houston, Harris County, Texas 77080, and described as Lot _____, Block _____ of Binglewood Subdivision Section IV, an addition in Harris County, Texas, does hereby ratify, agree to and confirm in all respects the provisions of the foregoing First Amendment to the Restrictions of Binglewood Subdivision, Section IV.

OWNER 1:

By: _____
Printed Name: _____

OWNER 2 (if co-owned):

By: _____
Printed Name: _____

STATE OF TEXAS §
 §: ss
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BEFORE ME, the undersigned Notary Public, personally appeared _____, [and _____], known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that s/he/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

(SEAL)

Notary Public, State of Texas

AFTER RECORDING,
PLEASE RETURN TO:
Binglewood Civic Association, Inc.
PO Box 430943
Houston, TX 77243-0943