2015 BK VOL PG
106273 OR 1597 228

OFFICIAL PUBLIC RECORDS
CHAMBERS COUNTY, TEXAS
Heather H. Hawthorne, County Clerk

WINFREE OAKS SUBDIVISION
A DUTTON LAKE, LLC Development

FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINFREE OAKS SUBDIVISION SECTIONS 1 & 2

Following is an amendment to the Declaration of Covenants, Conditions and Restrictions recorded in the Official Public Records of Chambers County, Texas, under Volume 1516, Page 292 for the subdivision known as Winfree Oaks Subdivision Sections One and Two. The Declaration of Covenants, Conditions and Restrictions for Winfree Oaks Subdivision is managed by Winfree Oaks Homeowner's Association, a Texas nonprofit association.

The amendment was adopted in conformity with Article J 7(d) of the Declaration of Covenants, Conditions and Restrictions of WINFREE OAKS SUBDIVISION.

Declarant hereby amends the Property Section of the DECLARATION OF RESTRICTIVE COVENANTS OF THE WINFREE OAKS SUBDIVISION SECTION 1 to include SECTION 2 as more particularly described as follows:

> A subdivision of 70.33 acre tract located in the Benjamin Winfree Survey, Abstract No. 28, Chambers County, Texas. The property is further described in the Plat filed for record on September 8, 2015 under Clerk's File number 106132 of the Plat Records of Chambers County, Texas.

DECLARANT:

DUTTON LAKE, LLC,

By:_____
JAY ATCHLEY, Member

STATE OF TEXAS)

COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared JAY ATCHLEY, Member of DUTTON LAKE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of such corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9 day of September, 2015.

GRETCHEN CONLEY
Notary Public, State of Texas
My Commission Expires
January 11, 2018

_____
Notary Public, State of Texas

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FILED FOR RECORD IN:

Chambers County

ON: SEP 14, 2015 AT 11:37A

AS A(N) Public Records

Heather H. Hawthorne, COUNTY CLERK

CLERK NUMBER 106273 PAGES 2

AMOUNT: 26.00

RECEIPT NUMBER 15310427

BY JPITTS

STATE OF TEXAS Chambers County
AS STAMPED HEREON BY ME. SEP 14, 2015

Heather H. Hawthorne, COUNTY CLERK

Recorded: Jpitts

STATE OF TEXAS
COUNTY OF CHAMBERS

I, HEATHER H. HAWTHORNE, hereby certify that this instrumen was FILED in file number sequence on the date and at th time stamped hereon by me, and was duly RECORDED i the volume and page of the OFFICIAL PUBLIC RECORDS o Chambers County, Texas, as stamped hereon by me on

SEP 14 2015

Heather H. Hawthorne
COUNTY CLERK
CHAMBERS COUNTY, TEXAS

1 ✓ Vaughn Davidson
- 5223 Garth Rd
Baytown Tx 77521