

**CERTIFICATE OF FIRST AMENDMENT TO THE
FIRST AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
(FOR) WILLOW WOOD VILLAS**

THIS FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (FOR) WILLOW WOOD VILLAS HEREBY AMENDS THAT CERTAIN "FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (FOR) WILLOW WOOD VILLAS" RECORDED UNDER COUNTY CLERK'S FILE NO. Y230918 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS (BEING REFERENCED TO HEREIN AS THE "DECLARATION").

THE STATE OF TEXAS
COUNTY OF HARRIS

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KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the President of Willow Wood Villas Owners Homeowners Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "First Amended and Restated Declaration of Covenants, Conditions and Restrictions (for) Willow Wood Villas" recorded under County Clerk's File No. Y230918 of the Official Public Records of Harris County, Texas, together with any and all amendments thereto (said recorded documents and all exhibits and amendments thereto being referred to as the "Declaration"), the undersigned does hereby certify that the following is a true and correct copy of the amendments to the Declaration as adopted and approved by the vote of at least sixty-seven percent (67%) of all of the Members of the Association in accordance with Section 209.0041 of the TEXAS PROPERTY CODE at a duly called and constituted meeting of the Members of the Association held on February 20, 2024.

**FIRST AMENDMENT TO THE
FIRST AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
(FOR) WILLOW WOOD VILLAS**

RESOLVED, that Article IV, Section 12 of the Declaration be amended by adding the following paragraphs to the end of Section 12:

All insurance coverage on the buildings and individual townhouses obtained and maintained by the Association acting through its Board of Directors shall include the buildings and the interior decorative surfaces of the townhouses, including, but not limited to, sheetrock, wallboard, texture, paint, wall coverings, cabinets, counter tops, flooring, electrical fixtures, plumbing fixtures, dishwashers and oven/range. In the event of an insured casualty loss covered by the insurance obtained and maintained by the Association, the proceeds from said insurance shall be used to rebuild and restore the buildings and the interior decorative surfaces of the individual townhouses to "builder grade" using "builder grade materials" as used in the original construction of said townhouses in 1984, but in conformance with the current building codes.

All insurance coverage on the interior of the individual townhouses obtained and maintained by the Association shall not include any betterments and improvements installed by the owners (including, but not limited to, upgraded flooring, upgraded cabinets, upgraded counter tops, and upgraded fixtures). Each owner is responsible at their sole cost and expense for obtaining and maintaining insurance coverage on the contents of their individually owned townhouse, including, but not limited to the refrigerator, furnishings and personal belongings, as well as any and all betterments and improvements installed therein (such as wood flooring, tile flooring, granite counter tops, and stainless steel dishwashers).

Nothing contained herein shall preclude an owner from obtaining their own personal insurance on their individually owned townhouse. However, all owners shall be obligated to reimburse the Association for the cost of insurance on their townhouse obtained and maintained by the Association regardless if an owner obtains their own personal insurance on their townhouse and provides proof of said insurance to the Association.

Except as specifically amended herein, all other provisions of the Declaration shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

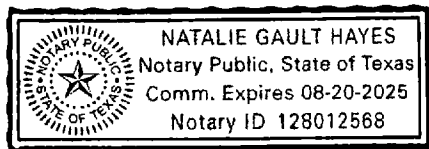
IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 13 day
of March, 2024.

**WILLOW WOOD VILLAS OWNERS HOMEOWNERS
ASSOCIATION, INC.**, a Texas non-profit corporation

By: Wendy Roloff
Wendy Roloff, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13 day of
March, 2024, by Wendy Roloff, President of Willow Wood Villas
Owners Homeowners Association, Inc., a Texas non-profit corporation.



N. Gault
Notary Public in and for the State of Texas

RP-2024-93367
Pages 4
03/18/2024 11:14 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

RP-2024-93367