



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
Winstead, PC  
401 Congress Ave., Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**FIRST AMENDMENT TO  
AMENDED, RESTATED AND CONSOLIDATED  
DEVELOPMENT AREA DECLARATION**

*[RESIDENTIAL]*

DECLARANT: ASTRO SUNTERRA, L.P., a Delaware limited partnership

Cross Reference to (i) Sunterra Amended and Restated Master Covenant, recorded as Document No. RP-2023-3106 in the Official Public Records of Harris County, Texas, and Document No. 2300182 in the Official Public Records of Waller County, Texas, and (ii) Sunterra Amended, Restated and Consolidated Development Area Declaration [Residential], recorded as Document No. RP-2023-5453 in the Official Public Records of Harris County, Texas, and Document No. 2300307 in the Official Public Records of Waller County, Texas

**FIRST AMENDMENT TO SUNTERRA AMENDED, RESTATED AND CONSOLIDATED  
DEVELOPMENT AREA DECLARATION  
[RESIDENTIAL]**

This First Amendment to Sunterra Amended, Restated and Consolidated Development Area Declaration [*Residential*] (the “**Amendment**”) is made by **ASTRO SUNTERRA, L.P.**, a Delaware limited partnership (the “**Declarant**”), and is as follows:

**RECITALS**

A. Declarant previously recorded that certain Suntterra Amended, Restated and Consolidated Development Area Declaration [*Residential*], recorded under Document No. RP-2023-5453 in the Official Public Records of Harris County, Texas, and Document No. 2300307 in the Official Public Records of Waller County, Texas (the “**Development Area Declaration**”), pursuant to the terms and conditions of that certain Suntterra Amended and Restated Master Covenant, recorded under Document No. RP-2023-3106 in the Official Public Records of Harris County, Texas, and Document No. 2300182 in the Official Public Records of Waller County, Texas (the “**Covenant**”).

B. Pursuant to *Section 5.2* of the Development Area Declaration, the Development Area Declaration may be amended by Declarant, acting alone.

C. Declarant desires to amend the Development Area Declaration as set forth herein below.

NOW, THEREFORE, Declarant hereby amends and modifies the Development Area Declaration as follows:

1. **Unightly Articles; Vehicles; Street Parking Restrictions.** *Section 2.6* is hereby deleted in its entirety and replaced with the following:

**2.6 Unightly Articles; Vehicles; Street Parking Restrictions**

**2.6.1 Unightly Articles; Vehicles.** No article deemed to be unsightly by the Board will be permitted to remain on any Lot so as to be visible from adjoining property or from public or private thoroughfares. Without limiting the generality of the foregoing, trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters, all-terrain vehicles and garden maintenance equipment shall be kept at all times except when in actual use, in enclosed structures or screened from view and no repair or maintenance work shall be done on any of the foregoing, or on any automobile (other than minor emergency repairs), except in enclosed garages or other structures.

Service areas, storage areas, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view, and no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, refuse or trash must be kept, stored, or allowed to accumulate on any portion of the Development Area except within enclosed structures or appropriately screened from view. No racing vehicles or any other vehicles (including, without limitation, motorcycles or motor scooters) that are inoperable or do not have a current license tag may be visible on any Lot or may be parked on any roadway within the Development Area. Motorcycles must be operated in a quiet manner.

Parking of recreational vehicles, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than: (i) in enclosed garages; and (ii) behind a fence so as to not be visible from any other portion of the Development Area is prohibited. The foregoing prohibition shall also apply to commercial vehicles; provided, however, passenger commercial vehicles owned by an Owner or Occupant, or utilized in the Owner or Occupant's profession are permitted to be parked in the driveway so long as the vehicle (a) is utilized with regularity in the Owner or Occupant's profession and (b) may serve as the applicable Owner or Occupant's primary means of transportation outside of the business use alone (e.g. running errands).

Commercial vehicles, construction, service and delivery vehicles shall be exempt from this *Section 2.6.1* for the period of time reasonably necessary to provide the applicable service or to make a delivery to a residence.

In the event of any ambiguity regarding this applicability of this *Section 2.6.1*, the determination of the Board shall control.

**2.6.2 Street Parking Restrictions.** The Association shall enforce restrictions regarding on-street parking on residential streets within the Development in accordance with *Section D.8* of the Development Agreement between the Waller County and Katy 1039, Ltd. This *Section 2.6.2* shall not be amended without the review and favorable vote of the Waller County Commissioner's Court.

2. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Development Area Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Development Area Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective the 22nd day of June, 2023.

**DECLARANT:**

**ASTRO SUNTERRA, L.P.,**  
a Delaware limited partnership

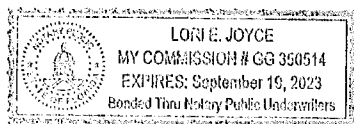
By: ASTRO SUNTERRA GP, L.L.C.,  
a Delaware limited liability company  
its General Partner

By: [Signature]  
Printed Name: John Brian  
Title: Authorized Signatory

THE STATE OF Florida §  
§  
COUNTY OF Manatee §

This instrument was acknowledged before me this 22 day of June, 2023,  
by John Brian, Authorized Signatory of ASTRO SUNTERRA GP, L.L.C., a  
Delaware limited liability company, General Partner of ASTRO SUNTERRA L.P., a Delaware  
limited partnership, on behalf of said entities.

(SEAL)



[Signature]  
Notary Public Signature

RP-2023-232208  
# Pages 6  
06/22/2023 03:53 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

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-2023-232208