

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1)
AND INVERNESS ESTATES SECTION TWO (2)

STATE OF TEXAS

§

COUNTY OF HARRIS

§

KNOW ALL MEN BY THESE PRESENTS

§

THAT THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1) AND INVERNESS ESTATES SECTION TWO (2) (hereinafter referred to as "Amendment"), is made on the date hereinafter set forth by 2920 Venture, Ltd., a Texas limited partnership (hereinafter referred to as "Declarant"), through GAC Management Co., Ltd., a Texas Limited Partnership, its General Partner acting herein by and through its duly authorized officer.

WITNESSETH

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates, according to plat of Inverness Estates, Section One (1) filed of record under Film Code No. 565095 in the Map Records of Harris County, Texas and the plat of Inverness Estates, Section Two (2) filed of record under Film Code No. 569215 in the Map Records of Harris County, Texas

WHEREAS, Declarant heretofore conveyed the Initial Property subject to the Declaration of Covenants, Conditions, Restrictions and Easements of Inverness Estates Section One (1) and Inverness Estates Section Two (2) as recorded in County Clerk's File No. Y217987 of the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration"), which are for the purpose of establishing a uniform plan for the development, improvement and sale of the Property, together with portions of the Annexable Land from time to time brought within the terms hereof pursuant hereto, and to insure the preservation of such uniform plan for the benefit of both present and future owners of the residential subdivision Lots within said lands; and,

WHEREAS, Article XI, Section 11.2 of the Declaration provides that the Declarant may amend the Declaration to correct any inadvertent misstatements, errors or omissions;

NOW, THEREFORE, Declarant hereby amends Article 1, Section 1.5 of the Declaration to correct the name of the Association to INVERNESS HOUSTON PROPERTY OWNERS ASSOCIATION, INC.

Except as otherwise defined herein, all other conditions, covenants and restrictions will remain in the same force and effect as described in the Declaration.

IN WITNESS WHEREOF, this Amendment is executed this the 14th day of February, 2005.

**2920 VENTURE, LTD.,
A TEXAS LIMITED PARTNERSHIP**

3012

By: GAC Management Co., Ltd.,
General Partner

By: GA Companies, LLC,
General Partner

By: *David Garrett*
David Garrett, Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

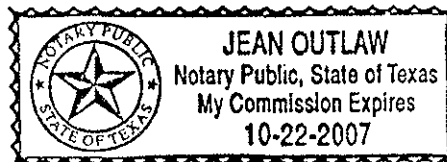
Before me, a notary public, on this day personally appeared David Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 14th day of February, 2005.

✓

Jean Outlaw
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING, RETURN TO:
2920 VENTURE, LTD.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230



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 recorded herein by me; and was duly RECORDED. In the Official Public Records of Real Property of Harris County, Texas on

FEB 16 2005



Beverly L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
FEB 16 2005
HARRIS COUNTY, TEXAS

FILED BY
ALAMO TITLE COMPANY
#26

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1)
AND INVERNESS ESTATES SECTION TWO (2)**

Y407329
04/20/05 100771091

\$16.00

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HARRIS

THAT THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1) AND INVERNESS ESTATES SECTION TWO (2) (hereinafter referred to as "Amendment"), is made on the date hereinafter set forth by 2920 Venture, Ltd., a Texas limited partnership (hereinafter referred to as "Declarant"), through GAC Management Co., Ltd., a Texas Limited Partnership, its General Partner acting herein by and through its duly authorized officer.

WITNESSETH

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates, according to plat of Inverness Estates, Section One (1) filed of record under Film Code No. 565095 in the Map Records of Harris County, Texas and the plat of Inverness Estates, Section Two (2) filed of record under Film Code No. 569215 in the Map Records of Harris County, Texas

WHEREAS, Declarant heretofore conveyed the Initial Property subject to the Declaration of Covenants, Conditions, Restrictions and Easements of Inverness Estates Section One (1) and Inverness Estates Section Two (2) as recorded in County Clerk's File No. Y217987 of the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration"), which are for the purpose of establishing a uniform plan for the development, improvement and sale of the Property, together with portions of the Annexable Land from time to time brought within the terms hereof pursuant hereto, and to insure the preservation of such uniform plan for the benefit of both present and future owners of the residential subdivision Lots within said lands; and,

WHEREAS, Article XI, Section 11.2 of the Declaration provides that the Declarant may amend the Declaration to correct any inadvertent misstatements, errors or omissions;

NOW, THEREFORE, Declarant hereby amends Article V, Section 5.2 of the Declaration by inserting the flowing sentence as the second sentence of the second paragraph of Section 5.2:

"Notwithstanding the provisions of the previous sentence, the exterior finish of the rear of the first floor of any Dwelling Unit situated on a lot abutting Restricted Reserves "D" and "E" in Section 2 shall be brick, stone or other masonry."

FURTHERMORE, Declarant hereby amends Article V, Section 5.5 of the Declaration by inserting the following sentence at the end of Section 5.5:

"No detached garages are allowed on a lot abutting Restricted Reserves "D" and "E" in Section 2."

Except as otherwise defined herein, all other conditions, covenants and restrictions will remain in the same force and effect as described in the Declaration.

IN WITNESS WHEREOF, this Amendment is executed this the 18th day of April, 2005.

**2920 VENTURE, LTD.,
A TEXAS LIMITED PARTNERSHIP**

By: GAC Management Co., Ltd.,
General Partner

By: GA Companies, LLC,
General Partner

By: David Garrett
David Garrett, Vice President

302

STATE OF TEXAS

COUNTY OF HARRIS

§
§
§

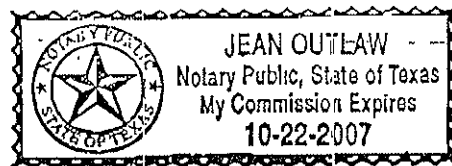
Before me, a notary public, on this day personally appeared David Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 18th day of April, 2005.

Jeannette Outlaw
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING, RETURN TO:

2920 VENTURE, LTD.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230



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 the 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 on

APR 20 2005



Beverly L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
05 APR 20 AM 11:51
COUNTY CLERK
HARRIS COUNTY, TEXAS

Y417189
04/25/05 100774540

\$16.00

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1)
AND INVERNESS ESTATES SECTION TWO (2)

FILED BY
ALAMO TITLE COMPANY
#26

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HARRIS

§

§

THAT THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1) AND INVERNESS ESTATES SECTION TWO (2) (hereinafter referred to as "Amendment"), is made on the date hereinafter set forth by 2920 Venture, Ltd., a Texas limited partnership (hereinafter referred to as "Declarant"), through GAC Management Co., Ltd., a Texas Limited Partnership, its General Partner acting herein by and through its duly authorized officer.

WITNESSETH

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates, according to plat of Inverness Estates, Section One (1) filed of record under Film Code No. 565095 in the Map Records of Harris County, Texas and the plat of Inverness Estates, Section Two (2) filed of record under Film Code No. 569215 in the Map Records of Harris County, Texas

WHEREAS, Declarant heretofore conveyed the Initial Property subject to the Declaration of Covenants, Conditions, Restrictions and Easements of Inverness Estates Section One (1) and Inverness Estates Section Two (2) as recorded in County Clerk's File No. Y217987 of the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration"), which are for the purpose of establishing a uniform plan for the development, improvement and sale of the Property, together with portions of the Annexable Land from time to time brought within the terms hereof pursuant hereto, and to insure the preservation of such uniform plan for the benefit of both present and future owners of the residential subdivision Lots within said lands; and,

WHEREAS, Article XI, Section 11.2 of the Declaration provides that the Declarant may amend the Declaration to correct any inadvertent misstatements, errors or omissions;

NOW, THEREFORE, Declarant hereby amends Article V, Section 5.15 of the Declaration by replacing the second sentence with the following sentence:

"Fences may be 6'-tall wood notched with one inch (1") by six inch (6") pickets with good neighbor design between Dwelling Units and with pickets exposed to streets."

Except as otherwise defined herein, all other conditions, covenants and restrictions will remain in the same force and effect as described in the Declaration.

IN WITNESS WHEREOF, this Amendment is executed this the 20th day of April, 2005.

**2920 VENTURE, LTD.,
A TEXAS LIMITED PARTNERSHIP**

By: GAC Management Co., Ltd.,
General Partner

300

By: GA Companies, LLC,
General Partner

By: David Garrett
David Garrett, Vice President

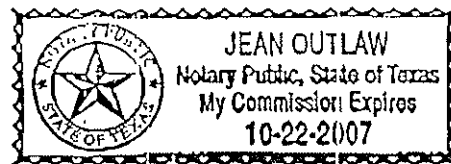
STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, a notary public, on this day personally appeared David Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 20th day of April, 2005.

Jean Outlaw
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING, RETURN TO:
2920 VENTURE, LTD.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230



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 this 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 on

APR 25 2005



Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

HARRIS COUNTY CLERK
HARRIS COUNTY, TEXAS

05 APR 25 PM 12:01

FILED

Amend
24
5

**FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1)
AND INVERNESS ESTATES SECTION TWO (2)**

Lee

2372179
06/13/06 201172472

\$24.00

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HARRIS

THAT THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1) AND INVERNESS ESTATES SECTION TWO (2) (hereinafter referred to as "Amendment"), is made on the date hereinafter set forth by 2920 Venture, Ltd., a Texas limited partnership (hereinafter referred to as "Declarant"), through GAC Management Co., Ltd., a Texas Limited Partnership, its General Partner acting herein by and through its duly authorized officer.

WITNESSETH

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates, according to plat of Inverness Estates, Section One (1) filed of record under Film Code No. 565095 in the Map Records of Harris County, Texas and the plat of Inverness Estates, Section Two (2) filed of record under Film Code No. 569215 in the Map Records of Harris County, Texas

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates Section Four (comprised of 97 Lots) and recorded under Film Code No. 599150 of the Map Records of the County Clerk for Harris County, Texas (the "Plat") (the "Additional Property"); and,

WHEREAS, Declarant heretofore conveyed the Initial Property subject to the Declaration of Covenants, Conditions, Restrictions and Easements of Inverness Estates Section One (1) and Inverness Estates Section Two (2) as recorded in County Clerk's File No. Y217987 of the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration") which are for the purpose of establishing a uniform plan for the development, improvement and sale of the Property, together with portions of the Annexable Land from time to time brought within the terms hereof pursuant hereto, and to insure the preservation of such uniform plan for the benefit of both present and future owners of the residential subdivision Lots within said lands; and,

WHEREAS, Declarant now wishes to annex the Additional Property to the Initial Property pursuant to the terms of the Declaration and wishes to subject the Additional Property to the covenants, conditions, and restrictions contained in the Declaration.

FILED-02-02-03

NOW, THEREFORE, Declarant hereby adopts the following Fourth Amendment which is for the purpose of annexing the Additional Property to the Initial Property and to subject the Additional Property to the covenants, conditions, and restrictions contained in the Declaration. This Fourth Amendment shall run with the Property and shall bind all parties having or acquiring any right, title, or interest therein or any part thereof, their heirs or successors in title and assigns, and shall inure to the benefit of each owner thereof. Except as otherwise defined herein, each capitalized term used herein shall have the meaning ascribed to such term in the Declaration. Declarant hereby files this Fourth Amendment subject to the following:

1. The Owner of the Additional Property is the Declarant.
2. The recorded subdivision description of the Additional Property is set out in the Plat which identifies (i) those portions of the Additional Property that are dedicated and/or conveyed to the public or any governmental or quasi-governmental authority for street right-of-way or utility facility purposes, (ii) those portions that are to comprise Lots for construction of Living Units and related improvements, and (iii) those portions that comprise Common Property, if any (those being the only three permitted uses for the Additional Property).
3. A mutual grant and reservation of rights and easements of the Owners in and to the existing and annexed Common Property and Common Facilities is hereby made.
4. The Additional Property is being added or annexed in accordance with and subject to the provisions of the Declaration, as heretofore amended.
5. The Additional Property shall be developed, held, used, sold and conveyed in accordance with and subject to the provisions of the Declaration as heretofore and hereafter amended.
6. All of the provisions of the Declaration, as heretofore amended, shall apply to the Additional Property with the same force and effect as if the Additional Property were originally included in the Declaration as part of the Initial Property.
7. A vendor's lien is herein reserved in favor of the Inverness Houston Property Owners Association, Inc., in the same manner as provided in the Declaration, to secure collection of the Assessments provided for, authorized or contemplated in the Declaration.
8. After this annexation is made, all assessments collected by the Inverness Houston Property Owners Association, Inc. from the Owners in the Additional Property shall be commingled with the Assessments collected from all other Owners so that there shall be a common maintenance fund for the Property.
9. Nothing in this Fourth Amendment shall be construed to represent or imply that Declarant, its successors or assigns, are under any obligation to add or annex any additional land to the Property.

Except as otherwise defined herein, all other conditions, covenants and restrictions will remain in the same force and effect as described in the Declaration.

IN WITNESS WHEREOF, this Amendment is executed this the 2nd day of June, 2006.

**2920 VENTURE, LTD.,
A TEXAS LIMITED PARTNERSHIP**

By: GAC Management Co., Ltd.,
General Partner

By: GA Companies, LLC,
General Partner

By: David Garrett
David Garrett, Vice President

BRADLEY B. KAYMAN
COUNTY CLERK
HARRIS COUNTY, TEXAS

2006 JUN 13 AM 11:51

FILED

STATE OF TEXAS

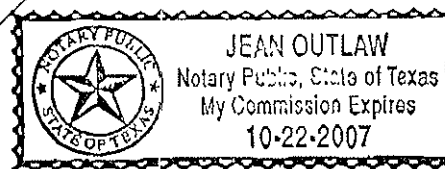
COUNTY OF HARRIS

Before me, a notary public, on this day personally appeared David Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 2nd day of June, 2006.

Jean Outlaw
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING, RETURN TO:
2920 VENTURE, LTD.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230



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 the number Sequence on the date and at the stamped location by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County Texas on

JUN 13 2006



Bradley B. Kayman
COUNTY CLERK

3142-22-2415

3
Amend
p

1

3

3

000-1-226

WHEREAS, Declarant now wishes to annex the Additional Property to the Initial Property pursuant to the terms of the Declaration and wishes to subject the Additional Property to the covenants, conditions, and restrictions contained in the Declaration.

NOW, THEREFORE, Declarant hereby adopts the following Fifth Amendment which is for the purpose of annexing the Additional Property to the Initial Property and to subject the Additional Property to the covenants, conditions, and restrictions contained in the Declaration. This Fifth Amendment shall run with the Property and shall bind all parties having or acquiring any right, title, or interest therein or any part thereof, their heirs or successors in title and assigns, and shall inure to the benefit of each owner thereof. Except as otherwise defined herein, each capitalized term used herein shall have the meaning ascribed to such term in the Declaration. Declarant hereby files this Fifth Amendment subject to the following:

1. The Owner of the Additional Property is the Declarant.
2. The recorded subdivision description of the Additional Property is set out in the Plat which identifies (i) those portions of the Additional Property that are dedicated and/or conveyed to the public or any governmental or quasi-governmental authority for street right-of-way or utility facility purposes, (ii) those portions that are to comprise Lots for construction of Living Units and related improvements, and (iii) those portions that comprise Common Property, if any (those being the only three permitted uses for the Additional Property).
3. A mutual grant and reservation of rights and easements of the Owners in and to the existing and annexed Common Property and Common Facilities is hereby made.
4. The Additional Property is being added or annexed in accordance with and subject to the provisions of the Declaration, as heretofore amended.
5. The Additional Property shall be developed, held, used, sold and conveyed in accordance with and subject to the provisions of the Declaration as heretofore and hereafter amended.
6. All of the provisions of the Declaration, as heretofore amended, shall apply to the Additional Property with the same force and effect as if the Additional Property were originally included in the Declaration as part of the Initial Property.
7. A vendor's lien is herein reserved in favor of the Inverness Houston Property Owners Association, Inc., in the same manner as provided in the Declaration, to secure collection of the Assessments provided for, authorized or contemplated in the Declaration.
8. After this annexation is made, all assessments collected by the Inverness Houston Property Owners Association, Inc. from the Owners in the Additional Property shall be commingled with the Assessments collected from all other Owners so that there shall be a common maintenance fund for the Property.
9. Nothing in this Fifth Amendment shall be construed to represent or imply that Declarant, its successors or assigns, are under any obligation to add or annex any additional land to the Property.

Except as otherwise defined herein, all other conditions, covenants and restrictions will remain in the same force and effect as described in the Declaration.

IN WITNESS WHEREOF, this Amendment is executed this the 30th day of August, 2006. (3)

2920 VENTURE, LTD.,
A TEXAS LIMITED PARTNERSHIP

By: GAC Management Co., Ltd.
General Partner

By: GA Companies, LLC,
General Partner

By: David Garrett
David Garrett, Vice President

102
102
06 SEP - 6 AM 11:50
FILED
COUNTY CLERK
HARRIS COUNTY, TEXAS

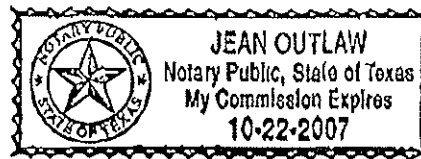
STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, a notary public, on this day personally appeared David Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 30th day of August, 2006.

Jean Outlaw
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING, RETURN TO:
2920 VENTURE, LTD.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230



RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and 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 my number Sequence on the date and at the place indicated by me, and was duly RECORDED in the Official Public Records of said Property of Harris County, Texas on

SEP - 6 2006



County Clerk
COUNTY CLERK
HARRIS COUNTY, TEXAS

20060024697
09/06/2006 RP1 \$24.00

**SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1)
AND INVERNESS ESTATES SECTION TWO (2)**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HARRIS

§

THAT THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1) AND INVERNESS ESTATES SECTION TWO (2) (hereinafter referred to as "Amendment"), is made on the date hereinafter set forth by 2920 Venture, Ltd., a Texas limited partnership (hereinafter referred to as "Declarant"), through GAC Management Co., Ltd., a Texas Limited Partnership, its General Partner acting herein by and through its duly authorized officer.

WITNESSETH

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates, according to plat of Inverness Estates, Section One (1) filed of record under Film Code No. 565095 in the Map Records of Harris County, Texas and the plat of Inverness Estates, Section Two (2) filed of record under Film Code No. 569215 in the Map Records of Harris County, Texas

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates Section Six (comprised of 86 Lots) and recorded under Film Code No. 603162 of the Map Records of the County Clerk for Harris County, Texas (the "Plat") (the "Additional Property"); and,

WHEREAS, Declarant heretofore conveyed the Initial Property subject to the Declaration of Covenants, Conditions, Restrictions and Easements of Inverness Estates Section One (1) and Inverness Estates Section Two (2) as recorded in County Clerk's File No. Y217987 of the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration") which are for the purpose of establishing a uniform plan for the development, improvement and sale of the Property, together with portions of the Annexable Land from time to time brought within the terms hereof pursuant hereto, and to insure the preservation of such uniform plan for the benefit of both present and future owners of the residential subdivision Lots within said lands; and,

WHEREAS, Declarant now wishes to annex the Additional Property to the Initial Property pursuant to the terms of the Declaration and wishes to subject the Additional Property to the covenants, conditions, and restrictions contained in the Declaration.

2006-09-06 14:27:33

NOW, THEREFORE, Declarant hereby adopts the following Sixth Amendment which is for the purpose of annexing the Additional Property to the Initial Property and to subject the Additional Property to the covenants, conditions, and restrictions contained in the Declaration. This Sixth Amendment shall run with the Property and shall bind all parties having or acquiring any right, title, or interest therein or any part thereof, their heirs or successors in title and assigns, and shall inure to the benefit of each owner thereof. Except as otherwise defined herein, each capitalized term used herein shall have the meaning ascribed to such term in the Declaration. Declarant hereby files this Sixth Amendment subject to the following:

1. The Owner of the Additional Property is the Declarant.
2. The recorded subdivision description of the Additional Property is set out in the Plat which identifies (i) those portions of the Additional Property that are dedicated and/or conveyed to the public or any governmental or quasi-governmental authority for street right-of-way or utility facility purposes, (ii) those portions that are to comprise Lots for construction of Living Units and related improvements, and (iii) those portions that comprise Common Property, if any (those being the only three permitted uses for the Additional Property).
3. A mutual grant and reservation of rights and easements of the Owners in and to the existing and annexed Common Property and Common Facilities is hereby made.
4. The Additional Property is being added or annexed in accordance with and subject to the provisions of the Declaration, as heretofore amended.
5. The Additional Property shall be developed, held, used, sold and conveyed in accordance with and subject to the provisions of the Declaration as heretofore and hereafter amended.
6. All of the provisions of the Declaration, as heretofore amended, shall apply to the Additional Property with the same force and effect as if the Additional Property were originally included in the Declaration as part of the Initial Property.
7. A vendor's lien is herein reserved in favor of the Inverness Houston Property Owners Association, Inc., in the same manner as provided in the Declaration, to secure collection of the Assessments provided for, authorized or contemplated in the Declaration.
8. After this annexation is made, all assessments collected by the Inverness Houston Property Owners Association, Inc. from the Owners in the Additional Property shall be commingled with the Assessments collected from all other Owners so that there shall be a common maintenance fund for the Property.
9. Nothing in this Sixth Amendment shall be construed to represent or imply that Declarant, its successors or assigns, are under any obligation to add or annex any additional land to the Property.

Except as otherwise defined herein, all other conditions, covenants and restrictions will remain in the same force and effect as described in the Declaration.

IN WITNESS WHEREOF, this Amendment is executed this the 30th day of August, 2006.

**2920 VENTURE, LTD.,
A TEXAS LIMITED PARTNERSHIP**

By: GAC Management Co., Ltd.,
General Partner

By: GA Companies, LLC,
General Partner

By: David Garrett
David Garrett, Vice President

FILED

06 SEP - 6 AM 11:50

COUNTY CLERK
HARRIS COUNTY, TEXAS

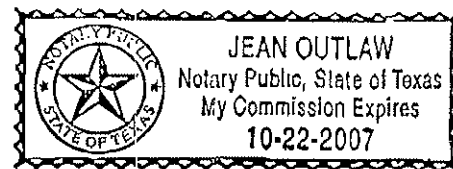
STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, a notary public, on this day personally appeared David Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 30th day of August, 2006.

Jean Outlaw
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING, RETURN TO:
2920 VENTURE, LTD.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230



RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and 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 its number Sequence on the date and at the place shown below by me, and was duly RECORDED in the Official Public Records of said Property of Harris County, Texas on

SEP - 6 2006



Brenda B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

20070725335

12/11/2007 ER \$24.00

AMEND
NFILED BY
ALAMO TITLE COMPANY
#26SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1)
AND INVERNESS ESTATES SECTION TWO (2)

2EE

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HARRIS	§	

THAT THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1) AND INVERNESS ESTATES SECTION TWO (2) (hereinafter referred to as "Amendment"), is made on the date hereinafter set forth by 2920 Venture, Ltd., a Texas limited partnership (hereinafter referred to as "Declarant"), through GAC Management Co., Ltd., a Texas Limited Partnership, its General Partner acting herein by and through its duly authorized officer.

WITNESSETH

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates, according to plat of Inverness Estates, Section One (1) filed of record under Film Code No. 565095 in the Map Records of Harris County, Texas and the plat of Inverness Estates, Section Two (2) filed of record under Film Code No. 569215 in the Map Records of Harris County, Texas

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates Section Three (comprised of 51 Lots) and recorded under Film Code No. 618087 of the Map Records of the County Clerk for Harris County, Texas (the "Plat") (the "Additional Property"); and,

WHEREAS, Declarant heretofore conveyed the Initial Property subject to the Declaration of Covenants, Conditions, Restrictions and Easements of Inverness Estates Section One (1) and Inverness Estates Section Two (2) as recorded in County Clerk's File No. Y217987 of the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration") which are for the purpose of establishing a uniform plan for the development, improvement and sale of the Property, together with portions of the Annexable Land from time to time brought within the terms hereof pursuant hereto, and to insure the preservation of such uniform plan for the benefit of both present and future owners of the residential subdivision Lots within said lands; and,

WHEREAS, Declarant now wishes to annex the Additional Property to the Initial Property pursuant to the terms of the Declaration and wishes to subject the Additional Property to the covenants, conditions, and restrictions contained in the Declaration.

ER 005 - 29 - 1433

NOW, THEREFORE, Declarant hereby adopts the following Seventh Amendment which is for the purpose of annexing the Additional Property to the Initial Property and to subject the Additional Property to the covenants, conditions, and restrictions contained in the Declaration. This Seventh Amendment shall run with the Property and shall bind all parties having or acquiring any right, title, or interest therein or any part thereof, their heirs or successors in title and assigns, and shall inure to the benefit of each owner thereof. Except as otherwise defined herein, each capitalized term used herein shall have the meaning ascribed to such term in the Declaration. Declarant hereby files this Seventh Amendment subject to the following:

1. The Owner of the Additional Property is the Declarant.
2. The recorded subdivision description of the Additional Property is set out in the Plat which identifies (i) those portions of the Additional Property that are dedicated and/or conveyed to the public or any governmental or quasi-governmental authority for street right-of-way or utility facility purposes, (ii) those portions that are to comprise Lots for construction of Living Units and related improvements, and (iii) those portions that comprise Common Property, if any (those being the only three permitted uses for the Additional Property).
3. A mutual grant and reservation of rights and easements of the Owners in and to the existing and annexed Common Property and Common Facilities is hereby made.
4. The Additional Property is being added or annexed in accordance with and subject to the provisions of the Declaration, as heretofore amended.
5. The Additional Property shall be developed, held, used, sold and conveyed in accordance with and subject to the provisions of the Declaration as heretofore and hereafter amended.
6. All of the provisions of the Declaration, as heretofore amended, shall apply to the Additional Property with the same force and effect as if the Additional Property were originally included in the Declaration as part of the Initial Property.
7. A vendor's lien is herein reserved in favor of the Inverness Houston Property Owners Association, Inc., in the same manner as provided in the Declaration, to secure collection of the Assessments provided for, authorized or contemplated in the Declaration.
8. After this annexation is made, all assessments collected by the Inverness Houston Property Owners Association, Inc. from the Owners in the Additional Property shall be commingled with the Assessments collected from all other Owners so that there shall be a common maintenance fund for the Property.
9. Nothing in this Seventh Amendment shall be construed to represent or imply that Declarant, its successors or assigns, are under any obligation to add or annex any additional land to the Property.

Except as otherwise defined herein, all other conditions, covenants and restrictions will remain in the same force and effect as described in the Declaration.

IN WITNESS WHEREOF, this Amendment is executed this the 6th day of December, 2007.

**2920 VENTURE, LTD.
A TEXAS LIMITED PARTNERSHIP**

By: GAC Management Co., Ltd.,
General Partner

3OR

By: GA Companies, LLC,
General Partner

By: David Garrett
David Garrett, Vice President

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, a notary public, on this day personally appeared David Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 6th day of December, 2007.



Jean Outlaw
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING, RETURN TO:
2920 VENTURE, LTD.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ER 005 - 29 - 1435

ER 005 - 29 - 1436

20070725335
Pages 4
12/11/2007 09:55:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 24.00

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.



Beverly Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

**EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1)
AND INVERNESS ESTATES SECTION TWO (2)**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HARRIS §

THAT THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1) AND INVERNESS ESTATES SECTION TWO (2) (hereinafter referred to as "Amendment"), is made on the date hereinafter set forth by 2920 Venture, Ltd., a Texas limited partnership (hereinafter referred to as "Declarant"), through GAC Management Co., Ltd., a Texas Limited Partnership, its General Partner acting herein by and through its duly authorized officer.

2EE

WITNESSETH

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates, according to plat of Inverness Estates, Section One (1) filed of record under Film Code No. 565095 in the Map Records of Harris County, Texas and the plat of Inverness Estates, Section Two (2) filed of record under Film Code No. 569215 in the Map Records of Harris County, Texas (the "Initial Property"); and,

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into those certain residential subdivisions known as Inverness Estates Section Four (comprised of 97 Lots) and recorded under Film Code No. 599150 of the Map Records of the County Clerk for Harris County, Texas; Inverness Estates Section Five (comprised of 96 Lots) and recorded under Film Code No. 599152 of the Map Records of the County Clerk for Harris County, Texas; and Inverness Estates Section Six (comprised of 86 Lots) and recorded under Film Code No. 603162 of the Map Records of the County Clerk for Harris County, Texas (collectively the "Additional Property"); and,

WHEREAS, Declarant heretofore conveyed the Initial Property and the Additional Property subject to the Declaration of Covenants, Conditions, Restrictions and Easements of Inverness Estates Section One (1) and Inverness Estates Section Two (2) as recorded in County Clerk's File No. Y217987 of the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration"), which are for the purpose of establishing a uniform plan for the development, improvement and sale of the Property, together with portions of the Annexable Land from time to time brought within the terms hereof pursuant hereto, and to insure the preservation of such uniform plan for the benefit of both present and future owners of the residential subdivision Lots within said lands; and,

WHEREAS, Article XI, Section 11.2 of the Declaration provides that the Declarant may amend the Declaration to correct any inadvertent misstatements, errors or omissions;

NOW, THEREFORE, Declarant hereby amends Article VII, by adding Section 7.15 of the Declaration, as follows:

Section 7.15 CAPITALIZATION OF ASSESSMENTS. Upon acquisition of record title to a Lot by the first Owner thereof other than a Builder, a contribution shall be made by or on behalf of the purchaser to the Association in an amount equal to fifty percent (50%) of the Annual Assessment for that year for the purpose of capitalizing the Association. This amount shall be known as the Capitalization Assessment. The Capitalization Assessment shall be in addition to, not in lieu of, the Annual Assessment and shall not be considered an advance payment of such Assessments. The Capitalization Assessment shall be deposited into the purchase and sales escrow and disbursed therefrom to the Association. These funds may be used by the Association as determined for benefit of initial operations of the Association and/or for the benefit of reserve funds as determined by the Board of Directors. The Association may enforce payment of the Capitalization Assessment in accordance with Section 7.11 of the Declaration.

This Amendment shall become effective on March 1, 2010. Except as otherwise defined herein, all other conditions, covenants and restrictions will remain in the same force and effect as described in the Declaration.

IN WITNESS WHEREOF, this Amendment is executed this the 2nd day of March, 2010.

**2920 VENTURE, LTD.,
A TEXAS LIMITED PARTNERSHIP**

3OR

By: GAC Management Co., Ltd.,
General Partner

By: GA Companies, LLC,
General Partner

By: David Garrett
David Garrett, Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, a notary public, on this day personally appeared David Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 2nd day of March, 2010.

Mariah B. Miller
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING, RETURN TO:
2920 VENTURE, LTD.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230



20100083772
Pages 3
03/04/2010 10:05:36 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 20.00

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.



Beverly A. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

AMEND

N

NINTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1)
AND INVERNESS ESTATES SECTION TWO (2)

(2)
1EE
1EE

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HARRIS §

THAT THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF INVERNESS ESTATES SECTION ONE (1) AND INVERNESS ESTATES SECTION TWO (2) (hereinafter referred to as "Amendment"), is made on the date hereinafter set forth by 2920 Venture, Ltd., a Texas limited partnership (hereinafter referred to as "Declarant"), through GAC Management Co., Ltd., a Texas Limited Partnership, its General Partner acting herein by and through its duly authorized officer.

WITNESSETH

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates, according to plat of Inverness Estates, Section One (1) filed of record under Film Code No. 565095 in the Map Records of Harris County, Texas and the plat of Inverness Estates, Section Two (2) filed of record under Film Code No. 569215 in the Map Records of Harris County, Texas

WHEREAS, Declarant is the owner of certain property heretofore platted and subdivided into that certain residential subdivision known as Inverness Estates Section Seven (comprised of 91 Lots) and recorded under Film Code No. 630035 of the Map Records of the County Clerk for Harris County, Texas (the "Plat") (the "Additional Property"); and,

WHEREAS, Declarant heretofore conveyed the Initial Property subject to the Declaration of Covenants, Conditions, Restrictions and Easements of Inverness Estates Section One (1) and Inverness Estates Section Two (2) as recorded in County Clerk's File No. Y217987 of the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration") which are for the purpose of establishing a uniform plan for the development, improvement and sale of the Property, together with portions of the Annexable Land from time to time brought within the terms hereof pursuant hereto, and to insure the preservation of such uniform plan for the benefit of both present and future owners of the residential subdivision Lots within said lands; and,

WHEREAS, Declarant now wishes to annex the Additional Property to the Initial Property pursuant to the terms of the Declaration and wishes to subject the Additional Property to the covenants, conditions, and restrictions contained in the Declaration.

RECORDED BY TEXAS AMERICAN TITLE COMPANY

NOW, THEREFORE, Declarant hereby adopts the following Ninth Amendment which is for the purpose of annexing the Additional Property to the Initial Property and to subject the Additional Property to the covenants, conditions, and restrictions contained in the Declaration. This Ninth Amendment shall run with the Property and shall bind all parties having or acquiring any right, title, or interest therein or any part thereof, their heirs or successors in title and assigns, and shall inure to the benefit of each owner thereof. Except as otherwise defined herein, each capitalized term used herein shall have the meaning ascribed to such term in the Declaration. Declarant hereby files this Ninth Amendment subject to the following:

1. The Owner of the Additional Property is the Declarant.
2. The recorded subdivision description of the Additional Property is set out in the Plat which identifies (i) those portions of the Additional Property that are dedicated and/or conveyed to the public or any governmental or quasi-governmental authority for street right-of-way or utility facility purposes, (ii) those portions that are to comprise Lots for construction of Living Units and related improvements, and (iii) those portions that comprise Common Property, if any (those being the only three permitted uses for the Additional Property).
3. A mutual grant and reservation of rights and easements of the Owners in and to the existing and annexed Common Property and Common Facilities is hereby made.
4. The Additional Property is being added or annexed in accordance with and subject to the provisions of the Declaration, as heretofore amended.
5. The Additional Property shall be developed, held, used, sold and conveyed in accordance with and subject to the provisions of the Declaration as heretofore and hereafter amended.
6. All of the provisions of the Declaration, as heretofore amended, shall apply to the Additional Property with the same force and effect as if the Additional Property were originally included in the Declaration as part of the Initial Property.
7. A vendor's lien is herein reserved in favor of the Inverness Houston Property Owners Association, Inc., in the same manner as provided in the Declaration, to secure collection of the Assessments provided for, authorized or contemplated in the Declaration.
8. After this annexation is made, all assessments collected by the Inverness Houston Property Owners Association, Inc. from the Owners in the Additional Property shall be commingled with the Assessments collected from all other Owners so that there shall be a common maintenance fund for the Property.
9. Nothing in this Ninth Amendment shall be construed to represent or imply that Declarant, its successors or assigns, are under any obligation to add or annex any additional land to the Property.

ER 017 - 56 - 0007

This Ninth Amendment is a correction of and replacement for that certain Eighth Amendment recorded on June 11, 2010 under Clerk's File # 20100246587.

Except as otherwise defined herein, all other conditions, covenants and restrictions will remain in the same force and effect as described in the Declaration.

IN WITNESS WHEREOF, this Amendment is executed this the 14th day of June, 2010.

2920 VENTURE, LTD.,
A TEXAS LIMITED PARTNERSHIP

By: GAC Management Co., Ltd.,
General Partner

3OR

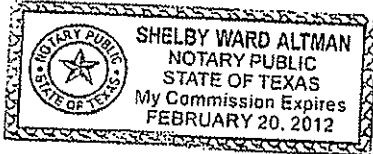
By: GA Companies, LLC,
General Partner

By: David Garrett
David Garrett, Vice President

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, a notary public, on this day personally appeared David Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 14 day of June, 2010.



Shelby Ward Altman
NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING, RETURN TO:
2920 VENTURE, LTD.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ER 017 - 56 - 0008

20100251285
Pages 4
06/15/2010 11:25:28 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 24.00

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.



Beverly Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS