

AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF MARSHALL ROAD ESTATES

This Declaration of Covenants, Conditions, and Restrictions ("Declaration") is made by Sandra K. Matthews ("Developer") and is effective as of August 7th, 2026.

RECITALS

WHEREAS, Developer created Marshall Road Estates, a subdivision in Harris County, Texas as shown on the plat recorded on October 21, 2025 as Film Code No. 713394 of the Map Records of the Harris County Clerk ("the Plat").

WHEREAS, Developer recorded the original Declaration of Covenants, Conditions, and Restrictions of Marshall Road Estates on January 7, 2026 as File No. RP-2026-6133 in the Official Public Records of Harris County, Texas ("the Original Declaration").

WHEREAS, Developer still owns all lots within Marshall Road Estates.

WHEREAS, Developer desires to amend the Original Declaration.

WHEREAS, this Amended Declaration of Covenants, Conditions and Restrictions of Marshall Road Estates ("the Amended Declaration") is intended to replace the Original Declaration in its entirety.

WHEREAS, Developer excepted Lot 5 from the Original Declaration and is also excepting Lot 5 from this Amended Declaration.

THEREFORE, the Amended Declaration is as follows:

ARTICLE I – DEFINITIONS

Owner – The record owner of fee simple title to any Lot, excluding those who hold such interest merely as security.

Lot – Any single subdivided lot as shown on the Plat. Restrictions applying to the entire subdivision also apply to each Lot.

Developer – Sandra K. Matthews.

RP-2026-321976

ARTICLE II – USE AND CONSTRUCTION RESTRICTIONS

Section 1 – Use Restrictions

1.01 Single-Family Use. Each Lot shall be used solely for single family residential purposes. Mobile homes, manufactured housing, campers, tents, or temporary structures are prohibited as residences.

1.02 Residences and Guest Houses. Only one primary residence is allowed per Lot. One guest house may be permitted if it is subordinate to the main residence, meets size limits (minimum 500 sq. ft., maximum 1000 sf, and is not visible from the road).

1.03 Minimum Size Requirements. Main residence: at least 1,800 sq. ft. of air-conditioned living area (excluding porches, garages, patios). Guest house: at least 500 sq. ft.

1.04 Garages/Carports. Each residence must have an attached or detached garage or carport at least 20' x 20'.

1.05 Construction Timing. The main residence must be completed within one (1) year of starting construction (extensions allowed for force majeure). Outbuildings may be built before the residence only if located behind the main residence, and must be completed within six (6) months.

1.06 Setback Requirements. Minimum 100 feet from public roads/front property line; minimum 15 feet from side and rear property lines.

1.07 Driveway Culverts. driveway culverts must be located a minimum of 150 feet from center of the driveway to the center of any adjoining Neighbor's driveway. All driveway culverts shall comply with all Harris County requirements, and owners shall be responsible for their maintenance.

1.08 Septic Systems. Must be approved by the Texas State Board of Health. No surface toilets; no drainage into open ditches or waterways.

1.09 Wells/Propane Tanks. Must be located behind the residence and not visible from the street.

1.10 Commercial Activity. No commercial or industrial operations are allowed except certain home-based businesses conducted indoors, without semi-truck deliveries, and without nuisances.

1.11 Manufactured/Modular Homes. Prohibited. Recreational vehicles allowed only for temporary use and must be stored behind the main residence.

1.12 Multi-Family Dwellings. Prohibited.

1.13 Subdivision of Parcels. Lots may not be subdivided or re-platted.

1.14 Vehicle/Boat Storage. Abandoned or inoperable vehicles prohibited. Boats, trailers, and RVs must be behind the residence.

1.15 Clotheslines. Must be placed at the rear of the residence and at least 10 feet from property boundaries.

1.16 Signage. Only one property identification or sale/rent sign per Lot, maximum size 3 sq. ft.

1.17 Nuisance Activities. No offensive, noxious, or unlawful activities permitted.

1.18 Dumping. No garbage, debris, or junk may be dumped on any Lot. Trash must be in appropriate containers.

1.19 Lot Maintenance. Owners must maintain Lots, structures, and street frontages in a clean and attractive condition.

1.20 Vacant Lot Mowing Requirement. For any Lot upon which no residence has been constructed, the Lot Owner shall maintain the grass and vegetation at a height not to exceed ten (10) inches, with mowing to occur no less frequently than once every two (2) months. In the event the Lot Owner fails to perform such maintenance, the Developer, or its designated agent, may contract for such mowing without further notice to the Lot Owner. The Lot Owner shall be responsible for all costs incurred, and payment shall be due immediately upon presentation of an invoice. Any unpaid amounts shall constitute a lien against the Lot and may be enforced in the same manner as other assessments under these Restrictions.

1.21 Animal Restrictions. No animals kept for commercial purposes. Livestock limited to two animal units per acre, except Lots 6–10 may have up to four large animals. Poultry limited to 5 per acre. Horses/cattle = 1 animal unit; sheep/goats = ½ unit. Swine prohibited except for certain youth projects.

ARTICLE III – GENERAL PROVISIONS

Enforcement – Any Owner or the Developer may enforce these restrictions. Attorney's fees and court costs may be recovered in enforcement actions.

Lot 5 Exemption – Lot 5 is not subject to these restrictions and may be used/developed per applicable laws.

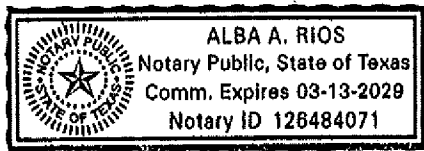
Term & Amendments – These restrictions run for 30 years from recording, then renew automatically for 10-year periods unless 100% of Owners agree in writing to terminate or amend.

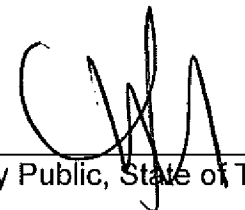
DECLARANT:


Sandra K. Matthews

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on August 7th, 2026 by Sandra K. Matthews.





Notary Public, State of Texas

RP-2026-321976

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Pages 5
08/07/2026 03:57 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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

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