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**SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS, ASSESSMENTS, CHARGES,
SERVITUDE, LIENS, RESERVATIONS AND EASEMENTS**

This SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, ASSESSMENTS, CHARGES, SERVITUDE, LIENS, RESERVATIONS AND EASEMENTS (this "Second Amendment") is amended and effective as of the 25th day of June, 1996 for the purpose of amending the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS filed of record on November 14, 1988 in the Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 8857728 and subsequently amended by instrument recorded under Montgomery County Clerk's File No. 9101144 (as amended, the "Amended Declaration"). Capitalized terms as used herein shall have the same meaning as those same terms used in the Amended Declaration.

RECITALS

- A. Article XII, Section 12.01 (n) of the Amended Declaration provides that no signs or advertisement are allowed on any Lot without the prior approval and authorization of the association except as set out therein.
- B. As provided by Article XIII, Section 13.02, 13.03 and 13.04 of the Amended Declaration, the undersigned, being the owner of at least 51% of the votes authorized to be cast by the Voting Owners, and the Board desire to modify Article XII, Section 12.01 (n) of the Amended Declaration.

AMENDMENT

Article XII, Section 12.01(n) of the Amended Declaration is hereby deleted in its entirety and substituted with the following:

- (n) **Signs.** No signs of any type shall be erected, constructed, placed or permitted to remain on any Lot, without the prior written approval by the architectural committee appointed by Del Lago, Inc. The procedures for obtaining the architectural control committee's approval shall be the same as those set forth in Article X hereof. To be approved by the architectural committee, such installation must strictly comply with the following minimum conditions and such other conditions as the architectural committee may require from time to time:
 - 1. One (1) contractor sign (not to exceed 4' x 4' in size) placed in the front of the Lot facing the street may be allowed during construction.

171-00-1240


2. Upon completion of construction, one (1) realtor sign (not to exceed 3' x 3' in size) placed in the front of the Lot facing the street during the sale of the home may be allowed.
3. In addition to one (1) realtor sign, no more than two (2) directional and/or "Open House" signs may also be utilized, but only when an agent or other sales representative is present on the Lot. Dimensions of the directional and "Open House" signs shall be no larger than 8" vertically x 24" horizontally.
4. No subcontractor signs shall be allowed on any Lot.
5. No signs of any type will be allowed on any vacant Lot.

DEL LAGO PARTNERS, L. P.,
a Texas limited partnership

By: 
Robin Sainty, CEO

STATE OF TEXAS)
COUNTY OF MONTGOMERY)

This instrument was sworn to and subscribed before me on the 25th day of June, 1996, by Robin Sainty, CEO of Del Lago Partners, L. P., a Texas limited partnership on behalf of said partnership.


Notary Public in and for the
State of Texas

Veronica E. Empie
Notary Public - Printed

My commission expires: 10/30/96



171-00-1241

APPROVAL BY BOARD OF DIRECTORS

This Second Amendment to the Amended Declaration as referenced above is hereby approved by the Board of Directors of the Association. The requisite percentage of owners have voted to make this Second Amendment to the Amended Declaration pursuant to the procedures set fourth in Article XIII, Sections 13.02, 13.03, and 13.04 of the Amended Declaration.

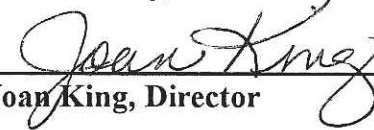
**BOARD OF DIRECTORS OF DEL
LAGO OWNERS ASSOCIATION**



Larry Pullara, Director



Robin Sainty, Director



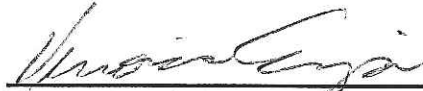
Joan King, Director

171-00-1242

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

This instrument was sworn to and subscribed before me on the 25th day of June, 1996, by Larry Pullara, director of Del Lago Owners Association, a Texas nonprofit corporation, on behalf of said corporation.




Notary Public in and for the
State of Texas

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

This instrument was sworn to and subscribed before me on the 25th day of June, 1996, by Robin Sainty, director of Del Lago Owners Association, a Texas nonprofit corporation, on behalf of said corporation.




Notary Public in and for the
State of Texas

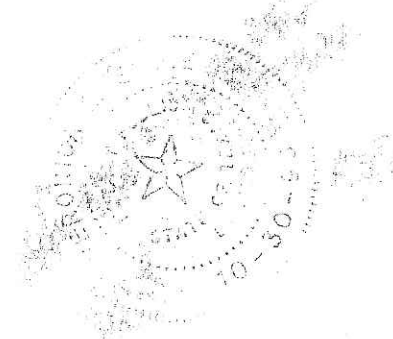
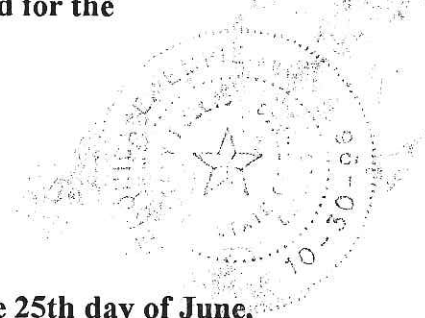
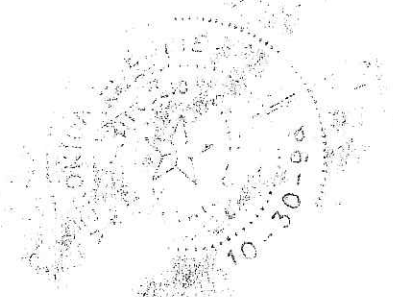
STATE OF TEXAS)

COUNTY OF MONTGOMERY)

This instrument was sworn to and subscribed before me on the 25th day of June, 1996, by Joan King, director of Del Lago Owners Association, a Texas nonprofit corporation, on behalf of said corporation.



Notary Public in and for the
State of Texas



171-00-1243

AFTER RECORDING RETURN TO:

Del Lago Owners Association
P. O. BOX 478
Montgomery, TX. 77356

FILED FOR RECORD
96 JUL -2 AM 7:11
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

 DEPUTY

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in
File Number Sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the official Public Records of Real Property of
Montgomery County, Texas.

JUL - 2 1996



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS