

**AMENDMENT DATED JULY 1, 2017, TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
LAKWOOD ON LAKE CONROE**

WHEREAS, the Lakewood on Lake Conroe Declaration of Covenants, Conditions and Restrictions is filed of record under Clerk's File No. 8818992, in the Real Property Records of Montgomery County, Texas (the "Declaration"); and

WHEREAS, this Amendment dated July 1, 2017, to the Declaration applies to and governs Lakewood on Lake Conroe, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 8813654, in Cabinet F, Sheet 014B and 015A & B of the Map Records of Montgomery County, Texas, and any replat thereof; and

WHEREAS, the Board of Directors of the Lakewood on Lake Conroe Property Owners Association, Inc., has proposed an amendment to the Declaration to prohibit short term leasing of homes or lots; and

WHEREAS, the Members of the Association, desire to amend the above document as hereinafter set forth to address the above stated issue; and

WHEREAS, all Members of the Association have been provided written notice of this proposed amendment; and

WHEREAS, this amendment of the Declaration, as set forth below, has been approved by the Members casting at least 2/3rds of the votes in the Association in approval of this amendment;

NOW THEREFORE, pursuant to the above recitals, the Members of the Association hereby amend the provisions of the Declaration to adopt, establish and impose upon the Lakewood on Lake Conroe subdivision and the Association, the following amendment:

1. The last sentence of the first paragraph of Article III, Section 3.01, of the Declaration which had previously read as follows:

Section 3.01. Single Family Residential Construction (*last sentence of first paragraph*). As used herein, the term "residential purposes" shall be construed to prohibit mobile homes or trailers being placed on said Lots, or the use of said Lots for duplex houses, condominiums, townhouses, garage apartments, or apartment houses; and no Lot shall be used for business, educational, religious or professional purposes of any kind whatsoever, nor for any commercial or manufacturing purposes.

is hereby amended to read:

Section 3.01. Single Family Residential Construction (*last sentence of first paragraph*). As used herein, the term "residential purposes" shall be construed to prohibit mobile homes or trailers being placed on said Lots, or the use of said Lots for duplex houses, condominiums, townhouses, garage apartments, apartment or boarding houses, room rentals, or event or special occasion rentals (e.g., weddings, receptions, reunions, retreats, etc.); and no Lot shall be used for business, educational, religious or professional purposes of any kind whatsoever, nor for any commercial or manufacturing purposes.

2. The first paragraph of Article III, Section 3.23, of the Declaration which had previously read as follows:

Section 3.23. Signs, Advertisements, Billboards (*first paragraph*). No sign, advertisement, billboard, or advertising structure of any kind may be erected or maintained on any Lot in the Subdivision without the prior approval of the Committee and any such approval which is granted may be withdrawn at any time, in which event, the parties granted such permission shall immediately remove such structures. Additionally, no street or directional signs may be installed within the Subdivision without the prior written approval of the Declarant and the Committee.

is hereby amended to read:

Section 3.23. Signs, Advertisements, Billboards (*first paragraph*). No sign, advertisement, billboard, or advertising structure of any kind may be erected or maintained on any Lot in the Subdivision without the prior approval of the Association and any such approval which is granted may be withdrawn at any time, in which event, the parties granted such permission shall immediately remove such structures. No home or lot shall be advertised for lease for a period less than twelve months or listed on any short-term or vacation rental website, media platform or database (e.g., Airbnb, VRBO, Flipkey, HomeAway, hometogo, etc.). Additionally, no street or directional signs may be installed within the Subdivision without the prior written approval of the Declarant and the Association.

3. Article V, Section 5.06, of the Declaration which had previously read as follows:

Section 5.06. Rental and Leasing. Owners must notify the Association if their Lots are leased. Owners must also provide the Association with the name of the tenant, a copy of the lease and the current mailing address of the Owner of the Lot. In no event, however, shall any leasing be allowed except pursuant to a written agreement or form that affirmatively obligates all tenants and other residents of the Lot to abide by this Declaration, the Bylaws, and the Rules and Regulations of the Association.

is hereby amended to read:

Section 5.06. Rental and Leasing. Owners must notify the Association if their Lots are leased. Owners must also provide the Association with the name of the tenant, a copy of the lease and the current mailing address of the Owner of the Lot. In no event, however,

E-FILED FOR RECORD

08/16/2017 03:36PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

08/16/2017



County Clerk
Montgomery County, Texas