

Board Resolution Concerning Abandonment of the Requirement to Install Window Coverings on a Dwelling Pertaining to Article VI, Section I of the Declaration of Covenants, Conditions and Restrictions for Plantation Lakes

STATE OF TEXAS §
COUNTY OF WALLER/GRIMES §

WHEREAS, Mill Creek, Ltd., a Texas limited partnership (the “Declarant”) executed that certain Declaration of Covenants, Conditions and Restrictions for Plantation Lakes recorded September 17, 2004 under County Clerk’s File No. 194638 in the Real Property Records of Grimes County, Texas, and under County Clerk’s File No. 403932 in the Official Records of Waller County, Texas, which imposed covenants, conditions and restrictions on Plantation Lakes, a subdivision in Waller and Grimes County, Texas, as more fully set forth therein; and

WHEREAS, Declarant executed that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for Plantation Lakes recorded in October 2004 under County Clerk's File No. 194958 in the Real Property Records of Grimes County, Texas, and under County Clerk's File No. 404501 in the Official Records of Waller County, Texas; and

WHEREAS, Declarant executed that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Plantation Lakes recorded in November 2005 under County Clerk's File No. 203212 in the Real Property Records of Grimes County, Texas, and under County Clerk's File No. 508354 in the Official Public Records of Waller County, Texas; and

WHEREAS, Declarant further amended the Declaration upon the execution and filing of Supplemental Amendments to the Declaration recorded under County Clerk's File Nos. 195110, 195960, and 203211 in the Real Property Records of Grimes County, Texas; and County Clerk's File Nos. 407183, 408945, and 501060 in the Official Public Records of Waller County, Texas; and

WHEREAS, the Owners of Lots in Plantation Lakes further amended the Declaration upon the approval and filing of Amendments to the Declaration recorded under County Clerk's File No. 304604 in the Real Property Records of Grimes County, Texas; and County Clerk's File No. 1909299 in the Official Public Records of Waller County, Texas; and

WHEREAS, the original Declaration, Amendments to the Declaration, and Supplemental Amendments to the Declaration are hereinafter collectively referred to as the “Declaration”; and

WHEREAS, as contemplated by the Declaration, and pursuant to the applicable provisions thereof, Declarant caused Plantation Lakes Community Association, Inc., a Texas non-profit corporation (the "Association"), to be formed, the purposes of which are to provide for the maintenance, preservation, and architectural control of the lots and common areas located within Plantation Lakes and any additions thereto which may be subsequently brought within the jurisdiction of the Association; and

WHEREAS, the Board of Directors (“Board”) for the Association is entrusted with operation and maintenance of Plantation Lakes, including enforcement of the Declaration against the Owners of Lots; and

WHEREAS, the Board desires to adopt this Resolution reflecting the Board's decision to forgo enforcement of the restrictive covenant requiring the installation of window coverings by an Owner within three (3) months of occupying a Dwelling on a Homesite; and

WHEREAS, the Board has determined that the requirement to add window coverings is outdated and does not provide a benefit to Plantation Lakes or ensure the community is aesthetically pleasing.

NOW THEREFORE, the President of the Board for the Association, on behalf of the members of the Board, executes this document which shall serve as a formal notice to the Owners of Lots of the intent to abandon the covenant provided in the first sentence of Article VI, Section I which states as follows: "[w]ithin three (3) months of occupying a Dwelling on any Homesite, an Owner shall install appropriate window treatments in keeping with the aesthetics of Plantation Lakes."

NOW THEREFORE, BE IT FURTHER RESOLVED, an Owner shall have the option to install appropriate window treatments, as same are defined in the Declaration, at his/her leisure. All remaining portions of Article VI, Section I shall remain in full force and effect.

Except as expressly provided herein, all remaining provisions of the Declaration of Covenants, Conditions and Restrictions for Plantation Lakes shall remain in full force and effect.

The undersigned has been duly authorized to execute and deliver this instrument.

EXECUTED, this 5th day of December 2019.

Plantation Lakes Community Association, Inc., a
Texas nonprofit corporation

By: Laura Chambers
Name: MPRA. CHAMBERS
Title: President

STATE OF TEXAS

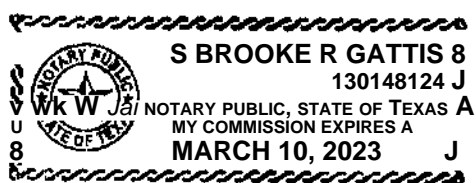
COUNTY OF

Harris

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Before me, the undersigned authority, on the 5th day of December, 2011 2019, personally appeared MUtra Chambers, President of Plantation Lakes Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same on behalf of the corporation and for the purpose stated herein.

Given under my hand and seal of office this 5th day of December 2019.



B. Gattis
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

BSG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PARKWAY
SUGAR LAND, TEXAS 77479

FILED AND RECORDED

Instrument Number: 2001071

Filing and Recording Date: 01/30/2020 02:54:01 PM Pages: 4 Recording Fee: \$24.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink, reading "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
SEARS, BENNETT & GERDES, LLP
9700 RICHMOND AVE STE 222
HOUSTON, TX 77042