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AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WHITE OAK RANCH SUBDIVISION

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for White Oak Ranch Subdivision was recorded in the Official Records of Real Property of Montgomery County under Clerk's File No. 2001-062678 along with various amendments thereto;

WHEREAS, Texas Property Code, Section 209.0041 (h) gives property owners the right to amend a declaration by a vote of sixty-seven percent (67%) of the total votes allocated to the property owners in the Association;

WHEREAS, the following Amendment to the Declaration of Covenants, Conditions and Restrictions for White Oak Ranch Subdivision has been approved by the requisite percentage of Members pursuant to Section 209.0041 of the Texas Property Code;

NOW THEREFORE, the following language shall be added to the Declarations as follows:

1. Article IV, Section 1(c) is hereby ADDED as follows:

(c) Short Term Rentals Prohibited. Notwithstanding anything to the contrary herein, Short Term Rentals are prohibited. Short Term Rentals are defined as the lease or rental of an Owner's property for a period or term of less than one hundred and eighty (180) consecutive days. An owner may only rent or lease the entirety of their property. Further, the advertisement of any Short Term Rentals is also prohibited. Any leasing of an Owner's property must comply with the Association's Guidelines for Residential Leases and Rental Agreements, as may be amended from time to time. Any violation of the Short-Term Rental prohibition outlined herein may be fined by the Association up to $1,000.00/day, as determined by the Association's Board of Directors. Any subsequent enforcement action initiated by the Association may include the recovery of any such fines, including any other costs, or damages, including but not limited to the recovery of the Association's attorney fees and the forfeiture of any revenue collected by the Owner engaging in Short-Term Rentals.

Nothing herein is intended to alter, modify or amend the Declarations, except as specifically provided hereinabove.

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CERTIFICATION

I, the undersigned, am the duly elected and acting President of White Oak Ranch Subdivision Homeowners Association, Inc., a non-profit corporation, and I do hereby certify:

That the within and foregoing AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WHITE OAK RANCH SUBDIVISION, was properly approved by a vote of at least 67% of the total votes allocated to property owners entitled to vote.

IN WITNESS WHEREOF, I have executed this Amendment to be effective as of the 16th day of September, 2022.

Joy L. Baker
(Signature)

Joy L. BAKER
(Print Name)
President, WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

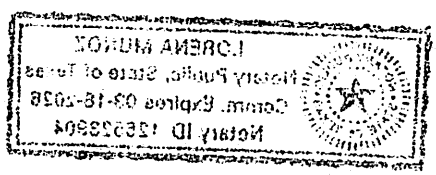
THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me, on the 16th day of September, 2022, by Joy Baker, President of WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation.

LORENA MUNOZ
Notary Public, State of Texas
Comm. Expires 03-18-2026
Notary ID 125523904

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

✓ C.I.A. Services, Inc.
North Houston Office
18333 Timber Forest Dr.
Humble, TX 77346


LORENA MUÑOZ
Notary Public, State of Texas
Comm. Expires 03-18-2029
Notary ID 126322904

Doc #: 2022119450
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FILED FOR RECORD
09/29/2022 10:00AM

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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

09/29/2022

County Clerk
Montgomery County, Texas