

AMENDMENT TO THE AMENDED RESTRICTIONS AND COVENANTS APPLICABLE TO TWIN SHORES SUBDIVISION, SECTIONS ONE AND TWO, A SUBDIVISION OF 69.122 ACRES IN THE ELIJAH COLLARD SURVEY, ABSTRACT NO. 7, MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This Amendment to the Amended Restrictions and Covenants Applicable to Twin Shores Subdivision, Sections One and Two, is executed on the date hereinafter set forth by the Twin Shores Property Owners Association.

WITNESSETH:

WHEREAS, the Twin Shores Property Owners Association (the "Association") is the property owners association (as that term is used and defined section 202.001 of the Texas Property Code) for the Twin Shores subdivision.

WHEREAS, the Amendment to the Amended Restrictions and Covenants Applicable to Twin Shores Subdivision, Sections One and Two, a Subdivision of 69.122 Acres in the Elijah Collard Survey, Abstract No. 7, Montgomery County, Texas under file number 2020019619, in the Real Property Records of Montgomery County, Texas

WHEREAS, the Amended Restrictions and Covenants Applicable to Twin Shores Subdivision, Sections One and Two, a Subdivision of 69.122 Acres in the Elijah Collard Survey, Abstract No. 7, Montgomery County, Texas under file number 2017-016015, in the Real Property Records of Montgomery County, Texas (the "Declaration"); and

WHEREAS, the Declaration and this Amendment governs Twin Shores Subdivision, Section One, a subdivision of 62.022 acres of land in the Elijah Collard Survey, Abstract No. 7, Montgomery County, Texas according to that certain map and/or plat of said Subdivision of record in Volume 9, Page 103, Map Records, Montgomery County, Texas; and

WHEREAS, the Declaration and this Amendment governs Twin Shores Subdivision, Section Two, a subdivision of 7.100 acres of land in the Elijah Collard Survey, Abstract No. 7, Montgomery County, Texas according to that certain map and/or plat of said Subdivision of record in Volume 9, Page 104, Map Records, Montgomery County, Texas; 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 2/3rd 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 Twin Shores Subdivision, sections one and two and the Association, the following amendments:

DOC #2020025935

1. Article IV, Section 16 of the Declaration is amended to read as follows:

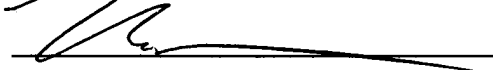
16. PETS, POULTRY AND LIVESTOCK: No animals of any kind, livestock or poultry shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes. No pets shall be allowed to run at large. All pets shall be contained with a fence. There shall be no animal rescue shelters. No Lot shall be permitted to keep more than three (3) dogs on their property. Any dogs that repeatedly run at large throughout the neighborhood are subject to a fine as determined by the Association. Constant dog barking shall constitute a nuisance. The Association shall send a written warning to the Lot Owner of the barking dog. In the event that the dog barking continues, the Association shall assess fines on the Lot Owner.

Except as specifically amended and modified herein, the Declaration shall remain in full force and effect as originally written.

Attached to this instrument and specifically made a part hereof is a Certificate, signed by the President and Vice President of the Association, certifying that the Owners having at least sixty-seven percent (67%) of the total votes allocated to the property owners in the Association have voted in favor of and approved this amendment.

IN WITNESS WHEREOF, the undersigned President of TWIN SHORES PROPERTY OWNERS ASSOCIATION has hereunto set my hand this 14th day of March, 2020.

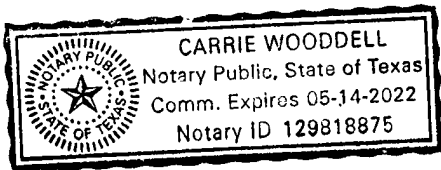
TWIN SHORES PROPERTY OWNERS ASSOCIATION



PRESIDENT Mark Pasemann

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 14 day of March, 2020, by Mark Pasemann, President of TWIN SHORES PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.





Notary Public, State of Texas

CERTIFICATE

The undersigned President and Vice President, respectively, certify that, as required by Section 209.0041 of the TEXAS PROPERTY CODE, the foregoing Amendment to the Amended Restrictions and Covenants Applicable to Twin Shores Subdivision, Sections One and Two, a Subdivision of 69.122 Acres in the Elijah Collard Survey Abstract No. 7, Montgomery County, Texas has been approved by a vote of at least sixty-seven percent (67%) of the total votes allocated to the property owners in TWIN SHORES PROPERTY OWNERS ASSOCIATION.

3-14-2020

Date

3-14-2020

Date

[Signature]

President - Mark Pasemann

[Signature]

Vice President - John Manuel

STATE OF TEXAS

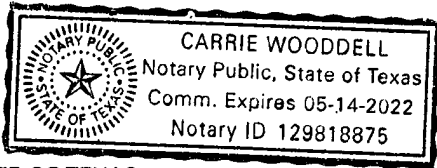
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COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on the 14th day of March 2020, by [Signature], President of TWIN SHORES PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.



[Signature]

Notary Public - State of Texas

STATE OF TEXAS

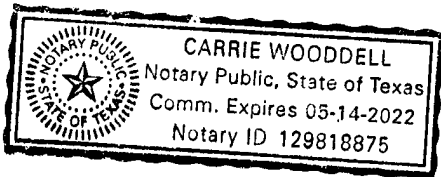
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COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on the 14 day of March 2020, by [Signature], Vice President of TWIN SHORES PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.



[Signature]

Notary Public - State of Texas

**AFTER FILING PLEASE RETURN TO:
OWENS LAW GROUP PLLC
P.O. BOX 8605
THE WOODLANDS, TEXAS 77387**

FILED FOR RECORD
03/17/2020 12:58PM

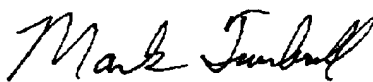


COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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.

03/17/2020



County Clerk
Montgomery County, Texas