

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR CLEARWATER COVE PROPERTY OWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, the Clearwater Cove Property Owners Association, a Texas nonprofit corporation (the "Association") is the governing entity for the Clearwater Cove subdivision, an addition in Montgomery County, Texas, subject to the Declaration of Covenants, Conditions and Restrictions for Clearwater Cove, recorded under Clerk's File No. 8434716 (the "Declaration"); and

WHEREAS, C&R Water Supply, Inc. operates the Water Plants located on Reserves B and D as the same is depicted in the Plat for Clear Water Cove recorded in the Montgomery County Real Property Records under Clerk's File No. 8432599 (the "Plat");

WHEREAS, in response to growth within the community, C&R Water Supply, Inc., has expressed a need to expand the existing Water Plants to the adjacent Lots as the same is reflected in the attached Exhibit A, more specifically referred to as Block 5, Lots 12, 18 and 19 and Block 1, Lot 42 (the "Affected Lots");

WHEREAS, the Affected Lots are currently subject to the terms and conditions contained within the Association's Declaration and in order to allow C&R Water Supply, Inc. to utilize the Affected Lots for expansion of the adjacent Water Plants, the Affected Lots must be removed from the use restrictions contained within the Association's Declaration and re-platted as part of the associated Reserves;

WHEREAS, pursuant to Section 209.0041 of the Texas Property Code, a declaration may be amended only by a vote of 67% of the total votes allocated to property owners;

WHEREAS, this instrument received the requisite number of signatures from Owners of the Lots to amend the Declaration;

NOW THEREFORE, BE IT RESOLVED THAT pursuant to the foregoing, the following Amendment to the Declaration of Covenants, Conditions and Restrictions for Clearwater Cove is hereby adopted:

1. Article I, Section 1.14 is hereby AMENDED as follows:

Section 1.14. Lot(s) – Each of the Lots shown on the Plat and Building Sites, and encumbered by this Declaration, excluding the Common Area, and Lots 12, 18 and 19 of Block 5, and Lot 42 of Block 1.

- (i) Lot 12, 18 and Lot 19, Block 5, shall be integrated into Reserve B, Water Plant Site; Lot 42, Block 1, shall be integrated into Reserve D, Water Plant Site.

APPROVAL AND CERTIFICATION BY ASSOCIATION

Nothing is intended to amend or supersede any provision of the Association's Declaration except as is expressly provided above. This Amendment to the Declaration of Covenants, Conditions and Restrictions for Clearwater Cove has been properly adopted in accordance with the provisions and procedures set forth in the Association's Declaration and as mandated by the Texas Property Code.

CLEARWATER COVE PROPERTY
OWNERS ASSOCIATION, INC.

Signed: _____

Name: _____

Position: _____

STATE OF TEXAS

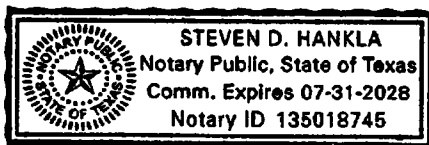
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COUNTY OF MONTGOMERY

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BEFORE ME, the undersigned authority, on the day personally appeared the persons whose names are subscribed to the foregoing document and being by me first duly sworn, declared that they are the persons who signed the foregoing document in their representative capacity, as the act and deed of the Association, and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 20 day of SEPTEMBER, 2025.



Notary Public, State of Texas

E-FILED FOR RECORD

10/01/2025 12:18PM



L. Brandon Steinmann

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.

10/01/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas