

NOTICE OF PARADISE COVE PROPERTY OWNERS ASSOCIATION'S ADOPTION OF  
 PROCEDURE TO AMEND DEED RESTRICTIONS PURSUANT TO TEXAS PROPERTY  
 CODE SECTION 211.004

COUNTY OF SAN JACINTO §

STATE OF TEXAS §

TAKE NOTICE that in December 2014 pursuant to Texas Property Code Section 211.004 more than two thirds of the voting property owners in Paradise Cove Subdivision adopted the following procedures for amending its deed restrictions. The existing deed restrictions are filed of record in the Real Property Records of San Jacinto County at Vol. 38, Pages 809 & 810 with modifications filed at Vol. 160, Pages 146 & 147. The adopted procedures are as follows:

23. By a two-thirds vote of the officers and directors of Paradise Cove Property Owners Association, one or more amendments to the Deed Restrictions may be put to a vote of the property owners in the subdivision. Amendments submitted to a vote shall bind all property owners in the subdivision or the parcels of the subdivision to which the procedure applies if more than two-thirds of the voting property owners vote in favor of the amendment(s). Not later than the 30th day before the date a ballot for a vote must be received to be counted, the property owners' association shall mail to each affected property owner a notice that includes:(1) the exact wording of the amendment(s); and (2) the date by which a property owner's ballot must be received to be counted. The property owners' association shall pay all costs of: (1) printing and mailing the required notices and ballots; and (2) canvassing, tabulating, and certifying the vote.

(a) A property owner may not cast more than one vote, regardless of the number of lots the person owns. If more than one person owns an interest in a lot, the owners may cast only one vote for that lot. A person may not vote if the person has an interest in a lot only by virtue of being a lienholder. A person may not vote if the person is not current in its maintenance fees at the time the ballot is due.

(b) A ballot cast under this section is secret and may not be counted unless it is placed inside an unmarked envelope that is placed inside another envelope that bears the signature and printed name of the property owner casting the enclosed ballot.

(c) The President of the property owners' association shall appoint an election canvassing committee and a committee chairperson to canvass and count the votes and determine the outcome. If the amendment procedure receives more than two-thirds the number of votes required, the election canvassing committee chairperson shall certify the result to the President of the property owners' association.

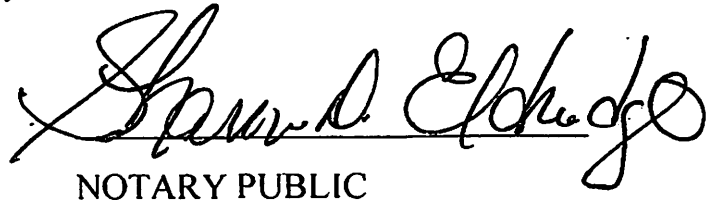
(d) The President shall file in the real property records of San Jacinto County an instrument that indicates that the Deed Restrictions were amended and the exact wording of the amendment. If an amendment is not adopted, the property owners' association may not submit the same amendment to a vote on or before the first anniversary of the date the previous result on the amendment was certified.

SIGNED this 16<sup>th</sup> day of January 2015.



Nelson Durant, President Paradise Cove Property Owners Association

This Instrument was acknowledged before me the undersigned notary by Nelson Durant, President of Paradise Cove Property Owners Association who is known to me on this \_\_\_\_ day of January 2015.

  
NOTARY PUBLIC

After Recording please return to:  
Paradise Cove Property Owners Association  
PO Box 1522  
Coldspring, Texas 77331

Filed for Record in:  
San Jacinto County

On: Jan 16, 2015 at 01:39P

As a  
Recordings

Document Number: 20150238

Amount 25.00

Receipt Number - 2703

By,  
Cheryl West

STATE OF TEXAS  
COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Jan 16, 2015

Dawn Wright, County Clerk  
San Jacinto County, Texas