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STATE OF TEXAS
COUNTY OF MONTGOMERY

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RESTRICTIONS AND COVENANTS
ARROWHEAD LAKES SUBDIVISION
AMENDED OCTOBER 11, 2014

Whereas, Montgomery County Development Corporation as the previous owner in fee simple of that certain subdivision known as Arrowhead Lakes Subdivision in Montgomery County, Texas has by document duly recorded in the Deed Records of Montgomery County, Texas, and dated the 10th day of February, A.D. 1967 has vested certain authority formerly held by Montgomery Country Development Corporation to the Bonanza Corporation, a Texas Corporation, organized and authorized to do business under the laws of the State of Texas and whereas the said Bonanza Corporation has by document known as Exhibit "A" found in volume 685, page 931 of the Deed Records of Montgomery County, Texas vested that said certain authority as acquired by the Bonanza Corporation to the Arrowhead Lakes Property Owners, Incorporated ("ALPOI") and whereas it is the desire of the ALPOI to place the following conditions, covenants, and restrictions on the above mentioned subdivision and the owners thereof respectively, and shall constitute covenants running with the land and shall ensure to the benefit of all the owners herein, their heirs, successors and assigns as follows, to-wit:

1. NATURAL AND NORMAL ENJOYMENT: None of the provisions in these restrictions or covenants are intended to restrict the natural and normal enjoyment of use of ownership of any of the lots in this subdivision or only set forth so as to provide acceptable living conditions for the property owners of this subdivision and to continually enhance the value of the property in said subdivision.

2. FULLY RESTRICTED RESIDENTIAL AREA: Dwellings constructed on or before January 1, 2015 on lots in Blocks Seven (7), Fourteen (14), Fifteen (15), Twenty (20), and Thirty (30) of this subdivision will contain a minimum of six hundred seventy-two (672) square feet exclusive of open porches, carports and garages, but said areas shall include screened in porches, dwellings constructed after January 1, 2015 on lots in Blocks Seven (7), Fourteen (14), Fifteen (15), Twenty (20) and Thirty (30) of this subdivision will contain a minimum of twelve hundred (1,200) square feet exclusive of porches, carports and garages.

3. FULLY RESTRICTED RESIDENTIAL AREA: Dwellings constructed on or before January 1, 2015 on lots in Block Eight (8), Nine (9) and all Lake View lots facing Arrowhead Loop West and Arrowhead Loop East in Blocks Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Thirty Four (34), Thirty Six (36), Thirty Eight (38) and lots One (1), Two (2), Three (3), and Four (4) in Block Thirty Five (35) of this subdivision will contain a minimum of five hundred sixty (560) square feet exclusive of open porches, carports, and garages, but said area shall include screened in porches, dwellings constructed after January 1, 2015 on lots in Block Eight (8), Nine (9) and all Lake View lots facing Arrowhead Loop West and Arrowhead Loop East in Blocks Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Thirty Four (34), Thirty Six (36), Thirty Eight (38) and lots One (1), Two (2), Three (3), and Four (4) in Block Thirty Five (35) of this subdivision will contain a minimum of twelve hundred (1,200) square feet exclusive of porches, carports, and garages.

4. DWELLINGS CONSTRUCTED BEFORE AND AFTER JANUARY 1, 2015: Dwellings constructed on or before January 1, 2015 in all other Blocks, excluding Blocks 29, 30, 31 and 33, in this Subdivision will contain a minimum of four hundred eighty (480) square feet exclusive of open porches, carports, and garages, but said area shall include screened in porches dwellings constructed after January 1, 2015 in all other Blocks, excluding Blocks 29, 30, 31 and 33, in this Subdivision will contain a minimum of twelve hundred (1,200) square feet exclusive of porches, carports, and garages.

5. APPROVED CONSTRUCTION REQUIREMENTS: Any dwelling approved for construction by the ALPOI Board of Directors prior to January 1, 2015 may be constructed under the approved plans and applicable code requirements prior to January 1, 2016. Dwellings not completed in accordance with the ALPOI Architectural Guidelines and Policy before January 1, 2016 will be subject to the square footage requirements then in effect.**6. SETBACKS:** No dwellings or structures will be located on any lot or track or portion of lots or tracts nearer to the front property line than Twenty Five (25) feet or nearer to a side line than Five (5) feet. Where one party owns multiple contiguous lots these restrictions pertain to the outside boundaries.

7. NOXIOUS AND OR OFFENSIVE ACTIVITY: No unreasonably noxious or offensive activity which may cause a reasonable complaint from other property owners shall be carried on upon any lot in said Subdivision, nor shall anything be done thereon which may be or may become an unreasonable annoyance or nuisance in the neighborhood.

8. INHABITABLE AND PROHIBITED DWELLINGS: All structures of any type shall be approved by the ALPOI Board of Directors whether constructed or moved upon any lot in the said subdivision. No dwelling shall be occupied unless the exterior is completed in accordance with the ALPOI Architectural Guidelines and Policy. Sanitary sewer shall be installed and operative in accordance with the appropriate regulatory authority in all dwellings prior to occupancy. It shall not be permissible to occupy or live in a trailer type house or mobile home manufactured or designed to be easily towed behind a towing vehicle such as is commonly known as a trailer house, mobile home, travel trailer or any other type mobile home that has its own motorization or power such as a motor homes or busses in any area of the said Arrowhead Lakes Subdivision. Trailer houses or HUD-regulated manufactured homes having not less than four hundred eighty (480) square feet enclosed living area will be permitted in Blocks 29, 30, 31 and 33 if in place on or before January 1, 2015. After January 1, 2015, trailer houses or HUD-regulated manufactured homes to be located on approved lots in the Subdivision will not be greater than five (5) years old and will not have less than twelve hundred (1,200) square feet.

9. SANITATION AND ENVIRONMENTAL RESPONSIBILITY: No outdoor toilet, sewage pits, or sewage trenches will be allowed in said subdivision. A septic system as approved and permitted by Montgomery County, Texas, or other regulatory authority, must be installed and operative. No subdivision property shall be used or maintained as a dumping ground for rubbish, hazardous or toxic material, or junked vehicle. Trash, garbage or other waste shall not be kept except in sanitary containers. Household trash,

garbage and or hazardous or toxic materials shall not be burned on any subdivision property and should be disposed of in accord with appropriate regulatory authority.

10. LIVESTOCK, POULTRY AND OTHER ANIMALS: No animal, livestock or poultry of any kind 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. Except that should said practice of keeping pets become noxious or offensive to the neighborhood, then said practice will be a violation of restrictions and not permissible. All pets shall be maintained in accordance with applicable laws and regulations. Residents shall comply with the Montgomery County, Texas Rabies Control and Animal Restraint Ordinance or any other authorized regulatory authority.

11. BUSINESSES: Business and or commercial activities are specifically disallowed. No person, firm or corporation will be allowed to carry on any business activities on these lots.

12. MAINTENANCE FEES: All lots in the subdivision are subject to an annual levy for maintenance and operational expenses incurred or administered by ALPOI for ALPOI recreational facilities, lots, dam and parks. This fee is levied at the option of the ALPOI pursuant to the Bylaws of the said association with the authority as above described in the first paragraph of these covenants and which said authority now vest with ALPOI. The amount of levy is outlined in the Bylaws of the ALPOI, with authority. Any such funds collected must be expended as stated above and quarterly reports will be made and delivered for review to the property owners at quarterly general meetings outlined in the Bylaws of ALPOI. Said levies may be increased or decreased in accordance with the provisions set forth in the said Bylaws of ALPOI.

13. MAXIMUM MAINTENANCE FEES: The aforementioned levy will be assessed upon each lot owned except that said levy may not be made on more than two lots owned by any one owner, except that the ALPOI, through the provision and authority in its Bylaws, may increase or decrease said levies on property owners owning more than two lots during the time these restrictions and covenants are in affect. Lots in this subdivision with front and rear lot lines being twenty-five feet (25) or under will be considered half lots.

14. DELINQUENT MAINTENANCE FEES: Failure of Property Owners to pay this levy will constitute a lien on the property so owned and the owner will forfeit the privilege of use of any and all the available facilities in this subdivision. Right to use of facilities will be restored only upon payment in full of levy, plus penalties as outlined in the Bylaws of ALPOI.

15. MULTI-OWNERSHIP: Multi-ownership of any lot in this subdivision, other than husband and wife ownership, will exclude all such owners from use of recreational facilities in this subdivision.

16. RECREATIONAL FACILITIES: Rules and Regulations governing the use of Recreational Facilities in this subdivision the authority of which has been vested with the ALPOI. by instrument known as a Conditional

Warranty Deed found in Vol. 685, Page 927 and following in the Deed Records of Montgomery County, Texas will be made and enforced as outlined in the Bylaws of Arrowhead Lakes Property Owners, Inc., persons violating said rules and regulations are subject to having their privileges of use of said facilities withdrawn by Arrowhead Lakes Property Owners, Inc. with authority and through the provisions and its Bylaws.

17. NATURAL DRAINAGE: Natural drainage in this subdivision will not be diverted, retained, or blocked by any person or group. When drainage is hampered by diversion, retainment, blockage or erosion or in any other way hampered so as to create any change in the natural drainage in this subdivision, the governing Board of Directors of the ALPOI will take the necessary action to maintain said proper drainage.

18. PROPERTY OWNER RIGHT TO PROSECUTE: If the parties hereto or any of them, or their heirs or assignees, shall violate any of the covenants herein; it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute in proceedings at Law or in equity against the person or persons violating or attempting to violate such covenant and either prevent him or them from so doing or to recover damages or other dues for such violations.

19. COVENANT INVALIDATION: Invalidation of any of these covenants by any Legislation, Judgment or Court Order shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

20. TERM: These restrictions and covenants are to run with the land and shall be binding with all the parties and persons claiming under them until such time as they are changed or modified by a majority vote of the property owners forming a quorum present at a general meeting of ALPOI. It is agreed to change the said restrictions and covenants in whole or in part, in an instrument in writing affecting such change and it shall be recorded in the deed records of Montgomery County, Texas.

21. JUNKED VEHICLES: Junked vehicles are prohibited in the Subdivision. "Junked vehicle" means a motor vehicle as defined in V.T.C.A., Texas Transportation Code § 683.071 et seq., that is self-propelled and (1) does not have lawfully attached to it an unexpired license plate or a valid motor vehicle safety inspection certificate attached to it; and (2) is (A) wrecked, dismantled, partially dismantled or discarded; or (B) inoperable and has remained inoperable for more than: (i) 72 consecutive hours, if the vehicle is on public property; or (ii) 30 consecutive days, if the vehicle is on private property.

22. UNSIGHTLY CLUTTER, LITTER OR LIVING CONDITIONS: There shall not be allowed to exist overall unsightly and external clutter, litter, or unsightly living conditions, considered to be unreasonably noxious or offensive which may cause a reasonable complaint from other property owners, on any of the lots in this subdivision. Should such conditions be allowed to exist by the Property Owners in said subdivision remedial measures may be provided for in the Bylaws of the Arrowhead Lakes Property Owners, Inc., for the correction of said condition(s).

23. **EXEMPTIONS TO THESE RESTRICTIONS AND COVENANTS:** All lots in Block Six (6), and Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Block Eight (8) are excluded from these restrictions and owner hereby reserved the right to file restrictions and covenants pertaining to said lots at any time in the future, prior to sale of said lots. After January 1, 2015 and upon transfer of ownership of any of these lots, this exemption will cease to exist for the lot.

NOTE: *These Restrictions and Covenants dated October 11, 2014 will supersede all previous Restrictions and Covenants and Amendments of the Association.*

Jean Dixon
Signature, Secretary
Arrowhead Lakes Property Owners, Inc.

12-30-2014
Date

Jean Dixon
Printed name

State of Texas
County of Montgomery

This instrument was acknowledged before me on 12/30/2014 by Jean Dixon, Secretary, of Arrowhead Lakes Property Owners, Inc. a Texas corporation, on behalf of said corporation.

Gayle Hernandez
Notary Public
State of Texas

Return to:
Arrowhead Lakes Property Owners, Inc.
P. O. Box 866
Willis, Texas 77378-0866



Arrowhead Lakes Property Owners, Inc.

P. O. Box 866
Willis, TX 77378

September 19, 2014

General Meeting Announcement

Dear Member:

A **General Meeting** of Arrowhead Lakes Property Owners, Inc. (the "ALPOI") is scheduled October 11, 2014, beginning at 10:00 AM at the Pavilion located at 15490 Arrowhead Loop West, Willis, Texas 77378.

In addition to the typical General Meeting Agenda items, copy attached, during this General Meeting members will vote on the Board of Directors recommended *Amendments to Restrictions and Covenants* for Arrowhead Lakes Subdivision (the "Amended Restrictions"), copies of which are included herewith for your review and consideration. The Board strongly recommends your vote in favor of the Amended Restrictions, and appreciates your vote to support these changes.

The changes were discussed in detail during our last General Meeting and material items are summarized on the Amendment Summary on the back side of this notice. The changes can be fully reviewed on the enclosed copy of the *Proposed Amendments to Restrictions and Covenants*. A copy of the existing Restrictions and Covenants is also enclosed for your comparison.

We hope you are able to attend the General Meeting. You may vote in person at the meeting. In this event, just come to the meeting and we will verify your ownership and identity and hand you a ballot when you sign in. Alternatively, you may fully complete and sign the enclosed proxy and give it to the person who will be attending the meeting to vote on your behalf. If that person does not bring the proxy or does not attend the meeting, no vote will be cast for you. Or, you may complete the enclosed Absentee Ballot, sign it, and return it to Arrowhead Lakes Property Owners, Inc., at P. O. 866, Willis, TX 77378, or by fax to Harry Price at 281-589-6003 or by email to alpoa@arrowheadlakespoa.com.

We will need to **receive your vote by Absentee Ballot on or before 5:00 PM October 10, 2014**, to ensure that your vote is counted.

We look forward to seeing you at the **October 11, 2014** General Meeting.

Sincerely,

Harry L. Price
President of the Board
Arrowhead Lakes Property Owners, Inc.

Arrowhead Lakes Property Owners, Inc.

Summary of Proposed Amendments to Restrictions and Covenants

The ALPOI Board of Directors encourages you to read all of the details of the enclosed Proposed Amendments to Restrictions and Covenants. Items that are stricken, like ~~this~~, are to be deleted; items that are underlined, like this, are to be added, items that are double-underlined, like this, have been moved to a new location. Prior to our voting during the General Meeting there will be a Question and Answer session to assure you have full understanding of the changes before voting for or against them.

Many of the proposed changes are made for clarification or more in-depth explanation of what is permissible and what isn't. There are several changes that could be considered significant by some, they include, but are not limited to:

- Increasing the minimum size of new construction homes and manufactured homes moved into the subdivision up to twelve hundred square feet;
- Stated compliance with Montgomery County ordinances and regulations;
- Added clarity to violations and remedies; and,
- Allowing amendments to Restrictions and Covenants subject to the majority approval of a quorum at any General Meeting.

We encourage you to read the enclosed materials and that you exercise your right to vote at the next General Meeting on October 11th at 10:00 AM in the Pavilion.

Sincerely,
ALPOI Board of Directors

**ARROWHEAD LAKES PROPERTY OWNERS, INC.
GENERAL MEETING
OCTOBER 11, 2014**

PROXY TO VOTE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, a member of the ARROWHEAD LAKES PROPERTY OWNERS, INC., does hereby appoint and constitute

(print full name)

the proxy of the undersigned to vote and act at the quarterly GENERAL MEETING of the Arrowhead Lakes Property Owners, Inc. to be held on the 11th day of October, 2014, and at any adjournments thereof and any SPECIAL MEETINGS called subsequently, with all powers the undersigned would possess if personally present and acting, hereby revoking all previous proxies and hereby confirming all that said proxies may do so in the premises by virtue hereof.

I understand that I may revoke this proxy in writing at any time.

DATED this _____ day of _____, 2014

OWNER SIGNATURE _____

PRINTED OWNER NAME _____

ADDRESS: _____

CITY, STATE, ZIP _____

OWNERSHIP OF:

BLOCK _____ LOT _____

BLOCK _____ LOT _____

BLOCK _____ LOT _____

BLOCK _____ LOT _____

BLOCK _____ LOT _____

BLOCK _____ LOT _____

BLOCK _____ LOT _____

BLOCK _____ LOT _____

Arrowhead Lakes Property Owners, Inc.

P. O. Box 866
Willis, Texas 77378

NOTICE

General Session
October 11, 2014

In accordance with Chapter 209, Texas Residential Property Owners Protection Act and the Bylaws of this Association, both as amended, take notice that the Board of Directors of Arrowhead Lakes Property Owners Association will meet in General Session, open to the property owners of Arrowhead Lakes Subdivision, at the ALPOA Pavilion, 15490 Arrowhead Loop West, Willis, Texas 77378, at 10:00 a.m. on July 12, 2014. At such meeting, the Board will consider the following:

1. Approve minutes of the meeting of April 12, 2014.
2. Review 2014 Y-T-D financial summary report.
3. Review Five Year Improvement Plan.
4. Consider concerns and recommendations from Property Owners.
5. Questions and answers concerning the proposed amendments to Restrictions and Covenants.
6. Vote on Proposed Amendments to Restrictions and Covenants.
7. Conduct election for Board of Directors.
8. If 25 property owners in attendance, have drawing for \$25 gift certificate.

Harry L. Price
President
Arrowhead Lakes Property Owners, Inc.

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Sections 551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to, Section 551.071 – for the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

**Arrowhead Lakes Property Owners, Inc.
October 11, 2014 General Meeting**

How to VOTE!

Option 1: To Vote in Person at the Meeting

Just come to the meeting. We will verify your ownership and your identity and hand you a ballot when you sign in.

Option 2: To Vote by Proxy

Complete the enclosed Proxy to Vote form and give to your designated Proxy. Your proxy must be a property owner in Arrowhead Lakes subdivision and your proxy must bring the completed Proxy to Vote form to the General Meeting.

Option 3: To Vote by Absentee Ballot

Complete the Absentee Ballot on the back side of this page. Return the completed Absentee Ballot via US Mail to ALPOI, P. O. Box 866, Willis, Texas 77378. Or you may return the completed Absentee Ballot via fax to Harry Price at 281-589-6003. The completed Absentee Ballot must be for received no later than 5:00 p.m. on October 10, 2014. If you would like to verify receipt, please call the ALPOI president, Harry Price at 713-818-6681.

Required language under Texas Property Code chapter 209.00593: By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your vote will not be counted on the final vote of these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Option 4: To Vote Electronically

Complete the enclosed Absentee Ballot. Scan the completed Absentee Ballot and email it to alpoa@arrowheadlakespoa.com. Email receipt will be acknowledged via return email from alpoa@arrowheadlakespoa.com. The completed Absentee Ballot must be for received no later than 5:00 p.m. on October 10, 2014.

**Arrowhead Lakes Property Owners, Inc.
October 11, 2014 General Meeting
Absentee Ballot**

AMENDMENTS TO RESTRICTIONS AND COVENANTS

It is proposed that the Restrictions and Covenants of Arrowhead Lakes be amended as fully described in the *Proposed Amendments to Restrictions and Covenants* attached to the meeting announcement.

- FOR proposed Amendment #1, New Articles 1, 2, 3, 4 and 5**
- AGAINST proposed Amendment #1, New Articles 1, 2, 3, 4 and 5**
 - FOR proposed Amendment #2, New Articles 6**
 - AGAINST proposed Amendment #2, New Articles 6**
- FOR proposed Amendment #3, New Articles 7**
- AGAINST proposed Amendment #3, New Articles 7**
 - FOR proposed Amendment #4, New Article 8**
 - AGAINST proposed Amendment #4, New Article 8**
- FOR proposed Amendment #5, New Article 9**
- AGAINST proposed Amendment #5, New Article 9**
 - FOR proposed Amendment #6, New Article 10**
 - AGAINST proposed Amendment #6, New Article 10**
- FOR proposed Amendment #7, New Article 11**
- AGAINST proposed Amendment #7, New Article 11**
 - FOR proposed Amendment #8, New Articles 12, 13 and 14**
 - AGAINST proposed Amendment #8, New Articles 12, 13 and 14**
- FOR proposed Amendment #9, New Articles 15, 16, 17, 18 and 19**
- AGAINST proposed Amendment #9, New Articles 15, 16, 17, 18 and 19**
 - FOR proposed Amendment #10, New Article 20**
 - AGAINST proposed Amendment #10, New Article 20**
- FOR proposed Amendment #11, New Articles 21 and 22**
- AGAINST proposed Amendment #11, New Articles 21 and 22**
 - FOR proposed Amendment #12, New Article 23**
 - AGAINST proposed Amendment #12, New Article 23**

Your Printed Name

Your Signature

Date

Property Ownership: Block ____ Lot ____; Block ____ Lot ____; Block ____ Lot ____; Block ____ Lot ____

**Arrowhead Lakes Property Owners, Inc.
October 11, 2014 General Meeting
Ballot**

AMENDMENTS TO RESTRICTIONS AND COVENANTS

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- FOR proposed Amendment #1, New Articles 1, 2, 3, 4 and 5**
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 - FOR proposed Amendment #2, New Articles 6**
 - AGAINST proposed Amendment #2, New Articles 6**
- FOR proposed Amendment #3, New Articles 7**
- AGAINST proposed Amendment #3, New Articles 7**
 - FOR proposed Amendment #4, New Article 8**
 - AGAINST proposed Amendment #4, New Article 8**
- FOR proposed Amendment #5, New Article 9**
- AGAINST proposed Amendment #5, New Article 9**
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 - AGAINST proposed Amendment #6, New Article 10**
- FOR proposed Amendment #7, New Article 11**
- AGAINST proposed Amendment #7, New Article 11**
 - FOR proposed Amendment #8, New Articles 12, 13 and 14**
 - AGAINST proposed Amendment #8, New Articles 12, 13 and 14**
- FOR proposed Amendment #9, New Articles 15, 16, 17, 18 and 19**
- AGAINST proposed Amendment #9, New Articles 15, 16, 17, 18 and 19**
 - FOR proposed Amendment #10, New Article 20**
 - AGAINST proposed Amendment #10, New Article 20**
- FOR proposed Amendment #11, New Articles 21 and 22**
- AGAINST proposed Amendment #11, New Articles 21 and 22**
 - FOR proposed Amendment #12, New Article 23**
 - AGAINST proposed Amendment #12, New Article 23**

Your Printed Name

Your Signature

Date

Property Ownership and Identification Verified by _____

Whereas, Montgomery County Development Corporation as the previous owner in fee simple of that certain subdivision known as Arrowhead Lakes Subdivision in Montgomery County, Texas has by document duly recorded in the Deed Records of Montgomery County, Texas, and dated the 10th day of February, A.D. 1967 has vested certain authority formerly held by Montgomery County Development Corporation to the Bonanza Corporation, a Texas Corporation, organized and authorized to do business under the laws of the State of Texas and whereas the said Bonanza Corporation has by document known as Exhibit "A" found in volume 685, page 931 of the Deed Records of Montgomery County, Texas vested that said certain authority as acquired by the Bonanza Corporation to the Arrowhead Lakes Property Owners, Incorporated ("ALPOI") and whereas it is the desire of the ~~Arrowhead Lakes Property Incorporated~~ALPOI to place the following conditions, covenants, and restrictions on the above mentioned subdivision and the owners thereof respectively, and shall constitute covenants running with the land and shall ensure to the benefit of all the owners herein, their heirs, successors and assigns as follows, to-wit:

PROPOSED AMENDMENT #1 – ARTICLES 1 - 5

21. NATURAL AND NORMAL ENJOYMENT: None of the provisions in these restrictions or covenants are intended to restrict the natural and normal enjoyment of use of ownership of any of the lots in this subdivision or only set forth so as to provide acceptable living conditions for the property owners of this subdivision and to continually enhance the value of the property in said subdivision.

22. FULLY RESTRICTED RESIDENTIAL AREA: Dwellings constructed on or before January 1, 2015 on lots in Blocks Seven (7), Fourteen (14), Fifteen (15), Twenty (20), and Thirty (30) of this subdivision will contain a minimum of six hundred seventy-two (672) square feet exclusive of open porches, carports and garages, but said areas shall include screened in porches, dwellings constructed after January 1, 2015 on lots in Blocks Seven (7), Fourteen (14), Fifteen (15), Twenty (20) and Thirty (30) of this subdivision will contain a minimum of twelve hundred (1,200) square feet exclusive of porches, carports and garages.

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Four (4) in Block Thirty Five (35) of this subdivision will contain a minimum of twelve hundred (1,200) square feet exclusive of porches, carports, and garages.

34. DWELLINGS CONSTRUCTED BEFORE AND AFTER JANUARY 1, 2015: Dwellings constructed on or before January 1, 2015 in all other Blocks, excluding Blocks 29, 30, 31 and 33, in this Subdivision will contain a minimum of four hundred eighty (480) square feet exclusive of open porches, carports, and garages, but said area shall include screened in porches. dwellings constructed after January 1, 2015 in all other Blocks, excluding Blocks 29, 30, 31 and 33, in this Subdivision will contain a minimum of twelve hundred (1,200) square feet exclusive of porches, carports, and garages.

5. APPROVED CONSTRUCTION REQUIREMENTS: Any dwelling approved for construction by the ALPOI Board of Directors prior to January 1, 2015 may be constructed under the approved plans and applicable code requirements prior to January 1, 2016. Dwellings not completed in accordance with the ALPOI Architectural Guidelines and Policy before January 1, 2016 will be subject to the square footage requirements then in effect.

PROPOSED AMENDMENT #2 – ARTICLE 6

46. SETBACKS: No dwellings or structures will be located on any lot or track or portion of lots or tracts nearer to the front property line than Twenty Five (25) feet or nearer to a side line than Five (5) feet. Where one party owns ~~more than one lot~~ multiple contiguous lots these restrictions pertain to the outside boundaries.

PROPOSED AMENDMENT #3 – ARTICLE 7

57. NOXIOUS AND OR OFFENSIVE ACTIVITY: ~~No noxious or offensive activity shall be carried on upon any lot in said Subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.~~ No unreasonably noxious or offensive activity which may cause a reasonable complaint from other property owners shall be carried on upon any lot in said Subdivision, nor shall anything be done thereon which may be or may become an unreasonable annoyance or nuisance in the neighborhood.

PROPOSED AMENDMENT #4 – ARTICLE 8

68. INHABITABLE AND PROHIBITED DWELLINGS: ~~No temporary~~ All structures of any type shall be approved by the ALPOI Board of Directors whether ~~will be constructed or moved upon any lot in the said subdivision,~~ nor shall any house or building No dwelling shall be occupied unless the exterior is fully completed in accordance with the ALPOI Architectural Guidelines and Policy. ~~and~~ Sanitary sewer shall be installed and operative in accordance with the appropriate regulatory authority in all dwellings prior to occupancy. It shall not be permissible to occupy or live in a trailer type house or mobile home manufactured or designed to be easily towed behind a towing vehicle such as is commonly known as a trailer house, mobile home, travel trailer or any other type mobile home that has its own

motorization or power such as a motor homes or busses in any area of the said Arrowhead Lakes Subdivision. ~~except that~~ Trailer houses or mobile HUD-regulated manufactured homes having not less than four hundred eighty (480) square feet enclosed living area will be permitted in Blocks 29, 30, 31 and 33 if in place on or before January 1, 2015. After January 1, 2015, trailer houses or HUD-regulated manufactured homes to be located on approved lots in the Subdivision will not be greater than five (5) years old and will not have less than twelve hundred (1,200) square feet.

PROPOSED AMENDMENT #5 – ARTICLE 9

~~79. Sanitation:~~ **SANITATION AND ENVIRONMENTAL RESPONSIBILITY:** No outdoor toilet, sewage pits, or sewage trenches will be allowed in said subdivision. A septic system as approved and permitted by the County Health Officer of Montgomery County, Texas, or other regulatory authority, must be installed and operative. No lot subdivision property shall be used or maintained as a dumping ground for rubbish, hazardous or toxic material, or abandoned junked vehicles. Trash, garbage or other waste shall not be kept except in sanitary containers. Household trash, garbage and or hazardous or toxic materials shall not be burned on any subdivision property and should be disposed of in accord with appropriate regulatory authority.

PROPOSED AMENDMENT #6 – ARTICLE 10

~~810. Livestock and Poultry~~ **LIVESTOCK, POULTRY AND OTHER ANIMALS:** No animals livestock or poultry of any kind 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. Except that should said practice of keeping pets become noxious or offensive to the neighborhood, then said practice will be a violation of restrictions and not permissible. All pets shall be maintained in accordance with applicable laws and regulations. Residents shall comply with the Montgomery County, Texas Rabies Control and Animal Restraint Ordinance or any other authorized regulatory authority.

PROPOSED AMENDMENT #7 – ARTICLE 11

911. **BUSINESSES:** Business and or commercial activities are specifically disallowed. No person, ~~forms~~ firm or corporations will be allowed to carry on any business activities on these lots.

PROPOSED AMENDMENT #8 – ARTICLES 12, 13, AND 14

~~1012.~~ **MAINTENANCE FEES:** All lots in the subdivision are subject to a ~~monthly~~ annual levy for maintenance and operational expenses incurred or administered by ALPOI for ALPOI of the streets and recreational facilities, lots, dam and parks. This fee is levied at the option of the ~~Property Owners Association~~ ALPOI pursuant to the Bylaws of the said association with the authority as above described in the first paragraph of these covenants and which said authority now vest with ~~Arrowhead Lakes Property Owners~~

~~Association ALPOI pursuant to the Bylaws of said association with the authority as above described in the first paragraph of these covenants of which said authority now vest with Arrowhead Lakes Property Owners, Inc. The amount of levy is outlined in the Bylaws of the said Arrowhead Lakes Property Owners, Inc. ALPOI, with authority. Any such funds collected must be expended as stated above and quarterly reports will be made and delivered for review to the property owners at quarterly general meetings outlined in the Bylaws of Arrowhead Lakes Property Owners, Inc. ALPOI. Said levies may be increased or decreased in accordance with the provisions set forth in the said Bylaws of Arrowhead Lakes Property Owners Inc. ALPOI.~~

~~1113. **MAXIMUM MAINTENANCE FEES:**~~ The aforementioned levy will be assessed upon each lot owned except that said levy may not be made on more than two lots owned by any one owner, except ~~that the Arrowhead Lakes Property Owners, Inc. ALPOI, made through the provision and authority in its Bylaws, may~~ increase or decrease said levies on property owners owning more than two lots during the time these restrictions and covenants are in affect. Lots in this subdivision with front and rear lot lines being twenty-five feet (25) or under will be considered ~~½-half~~ lots.

~~1214. **DELINQUENT MAINTENANCE FEES:**~~ Failure of Property Owners to pay this levy will constitute a lien on the property so owned and the owner will forfeit the privilege of use of any and all the available facilities in this subdivision. Right to use of facilities will be restored only upon payment in full of levy, plus penalties as outlined in the Bylaws of ~~Arrowhead Lakes Property Owners, Inc. ALPOI.~~

PROPOSED AMENDMENT #9 – ARTICLE 15, 16, 17, 18 AND 19

~~1315. **MULTI-OWNERSHIP:**~~ Multi-ownership of any lot in this subdivision, other than husband and wife ownership, will exclude all such owners from use of recreational facilities in this subdivision.

~~1416. **RECREATIONAL FACILITIES:**~~ Rules and Regulations governing the use of Recreational ~~facilities~~ Facilities in this subdivision the authority of which has been vested with the ~~Arrowhead Lakes Property Owners, Inc. ALPOI.~~ by instrument known as a Conditional Warranty Deed found in Vol. 685, Page 927 and following in the Deed Records of Montgomery County, Texas will be made and enforced as outlined in the Bylaws of Arrowhead Lakes Property Owners, Inc., persons violating said rules and regulations are subject to having their privileges of use of said facilities withdrawn by Arrowhead Lakes Property Owners, Inc. with authority and through the provisions and its Bylaws.

~~1517. **NATURAL DRAINAGE:**~~ Natural drainage in this subdivision will not be diverted, retained, or blocked by any person or group. When drainage is hampered by diversion, retainment, blockage or erosion or in any other way hampered so as to create any change in the natural drainage in this subdivision, the governing Board of Directors of the ~~Arrowhead Lakes Property Owners, Inc. ALPOI.~~ will take the necessary action to maintain said proper drainage.

~~1618.~~ **PROPERTY OWNER RIGHT TO PROSECUTE:** If the parties hereto or any of them, or their heirs or assignees, shall violate any of the covenants herein, ~~it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute in proceedings at Law or in equity against the person or persons violating or attempting to violate such covenant and either prevent him or them from so doing or to recover damages or other dues for such violations.~~

~~1719.~~ **COVENANT INVALIDATION:** Invalidation of any of these covenants by any Legislation, Judgment or Court Order shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

PROPOSED AMENDMENT #10 – ARTICLE 20

~~1820.~~ **TERM:** These restrictions and covenants are to run with the land and shall be binding with all the parties and persons claiming under them until ~~January 1, 1990 at which time said covenants will automatically be extended for successive periods of five years, unless, by a majority vote of the property owners forming a quorum present at the last regular or general membership meeting of Arrowhead Lakes Property Owners, Inc. prior to each expiration date of these restrictions and covenants, such time as they are changed or modified by a majority vote of the property owners forming a quorum present at a general meeting of ALPOI.~~ It is agreed to change the said restrictions and covenants in whole or in part, in an instrument in-writing affecting such change and it shall have been recorded in the deed records of Montgomery County, Texas.

PROPOSED AMENDMENT #11 – ARTICLES 21 AND 22

~~1921.~~ **JUNKED VEHICLES:** Junked vehicles are prohibited in the Subdivision. “Junked vehicle” means a motor vehicle as defined in V.T.C.A., Texas Transportation Code § 683.071 et seq., that is self-propelled and (1) does not have lawfully attached to it an unexpired license plate or a valid motor vehicle safety inspection certificate attached to it; and (2) is (A) wrecked, dismantled, partially dismantled or discarded; or (B) inoperable and has remained inoperable for more than: (i) 72 consecutive hours, if the vehicle is on public property; or (ii) 30 consecutive days, if the vehicle is on private property.

~~There shall not be any vehicles of any type left abandoned or parked in the same location for a period of 30 consecutive days. Owners of such vehicles will be advised by Arrowhead Lakes Property Owners, Inc. of the existence and required removal of said vehicles through the provision of the Bylaws of Arrowhead Lakes Property Owners, Inc.~~

~~2022.~~ **UNSIGHTLY CLUTTER, LITTER OR LIVING CONDITIONS:** There shall not be allowed to exist overall unsightly and external clutter, litter, or unsightly living conditions, considered to be unreasonably noxious or offensive which may cause a reasonable complaint from other property owners, on any of the lots in this subdivision. Should such conditions be allowed to exist by the Property Owners in said subdivision remedial measures may be provided for in the Bylaws of the Arrowhead Lakes Property Owners, Inc., for the correction

of said conditions. All reserved areas designated as such are excluded from these restrictions and none of the conditions or covenants herein shall apply to these tracts.

~~21. None of the provisions in these restrictions or covenants are intended to restrict the natural and normal enjoyment of use of ownership of any of the lots in this subdivision or only set forth so as to provide acceptable living conditions for the property owners of this subdivision and to continually enhance the value of the property in said subdivision.~~ MOVED TO BECOME ARTICLE 1.

PROPOSED AMENDMENT #12 – ARTICLE 23

23. EXEMPTIONS TO THESE RESTRICTIONS AND COVENANTS: All lots in Blocks ~~One (1), Two (2), Three (3), Four (4), Five (5), Six (6)~~, and Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Block Eight (8) are excluded from these restrictions and owner hereby reserved the right to file restrictions and ~~covenants~~ covenants pertaining to said lots at any time in the future, prior to sale of said lots. After January 1, 2015 and upon transfer of ownership of any of these lots, this exemption will cease to exist for the lot.


Ballot Votes - at October 11, 2014 Meeting				
Total Vote Count 68, of which 19 were Proxy Votes				
Amendment No.	For	Against	No Vote	TOTAL
1	46	21	1	68
2	49	18	1	68
3	49	17	2	68
4	48	18	2	68
5	49	15	4	68
6	52	13	3	68
7	53	13	2	68
8	52	14	2	68
9	51	16	1	68
10	49	16	3	68
11	54	13	1	68
12	49	16	3	68

Absentee Ballot Votes - for October 11, 2014 Meeting				
Total Vote Count 15				
Amendment No.	For	Against	No Vote	TOTAL
1	9	6	0	15
2	9	6	0	15
3	15	0	0	15
4	9	6	0	15
5	12	3	0	15
6	13	2	0	15
7	8	7	0	15
8	8	7	0	15
9	8	7	0	15
10	15	0	0	15
11	13	2	0	15
12	8	7	0	15

AL Ballot Votes - October 11, 2014 Meeting				"FOR" Vote	"AGAINST" Vote
Vote Count 83, of which 19 were Proxy Votes					
For	Against	No Vote	TOTAL		
55	27	1	83	66.27%	32.53%
58	24	1	83	69.88%	28.92%
64	17	2	83	77.11%	20.48%
57	24	2	83	68.67%	28.92%
61	18	4	83	73.49%	21.69%
65	15	3	83	78.31%	18.07%
61	20	2	83	73.49%	24.10%
60	21	2	83	72.29%	25.30%
59	23	1	83	71.08%	27.71%
64	16	3	83	77.11%	19.28%
67	15	1	83	80.72%	18.07%
57	23	3	83	68.67%	27.71%

FILED FOR RECORD

12/30/2014 1:36PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of the illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

12/30/2014



County Clerk
Montgomery County, Texas