

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 19
1100 Louisiana Street, Suite 400
Houston, Texas 77002

August 13, 2009

To The Property Owners and Residents of Champion Lake Subdivision:

Montgomery County Municipal Utility District No. 19 (the "District") is the political subdivision of the State of Texas that provides the water, sewer and drainage facilities for the Champion Lake subdivision. The lake in the center of the subdivision, known as "Champion Lake", is an integral part of the storm drainage system that is owned, maintained and operated by the District. Therefore, the District is responsible for the oversight and maintenance of Champion Lake and a 50-foot wide drainage easement that surrounds the lake. We are sending you this notice to remind you of the rules and restrictions that govern the lake's use.

The following deed restrictions govern the use of Champion Lake:

1. No structure shall be located in Champion Lake and/or the 50-foot drainage easement without the consent of the District.
2. Nothing shall be done in Champion Lake and/or the 50-foot drainage easement which shall interfere with lake operations without the consent of the District.
3. No docks, boat houses or other structures will be placed in, on, or over the lake or the easement without the prior consent of and approval of plans and specifications by the District and the subdivision's Architectural Control Committee.
4. No building, fence or other structure shall be placed closer than 20 feet to Champion Lake unless approved by the Architectural Control Committee, and consent has been given by the District.
5. No brush, grass, debris, trash or any kind of garbage shall be placed in Champion Lake.
6. Each owner of a lot bordering Champion Lake may fish in Champion Lake.
7. Each owner of a lot bordering Champion Lake may boat in Champion Lake. However, if the boat is propelled by a motor, the boat will be allowed only if it is powered by electricity.
8. No boat shall be operated in such water at a speed in excess of five miles per hour.

Please contact the District and the Architectural Control Committee before commencing construction of any improvements in the lake or the 50-foot easement.

The District and any person, firm or corporation owning any residential lot in Champion Lake which is subject to the above restrictions may require observance of these conditions, restrictions and covenants.

Because the District is responsible for oversight and maintenance of Champion Lake, pursuant to the Texas Water Code Sections 49.004, 49.217(b), and 54.205, the District has adopted and is enforcing additional rules regulating the privileges on Champion Lake and the 50-foot easement. These rules provide that a person may not:

1. Operate a motor vehicle on a levee, in a drainage ditch, or on land adjacent to a levee, canal, ditch, exposed conduit, pipeline, pumping plant, storm water facility, or other facility for the transmission, storage, treatment, or distribution of water, sewage, or storm water that is owned or controlled by the District, including Champion Lake.

2. Discharge any chemical pollutant, sewage, municipal waste, recreational waste, agricultural waste, or industrial waste into or adjacent to Champion Lake.

3. Commit any act or engage in any other activity which in itself or in conjunction with any other activity causes, continues to cause, or will cause pollution to Champion Lake.

4. Throw, leave, or cause to be thrown or left wastepaper, glass, metal, a tin can, refuse, garbage, waste, discarded or soiled personal property or any other noxious or poisonous substance in the water or near Champion Lake of the substance is detrimental to fish or to a person fishing in Champion Lake.

5. Use water from Champion Lake for irrigation purposes.

6. Enter onto the outfall water quality/safety cover for any purpose.

The District will diligently enforce each of its rules and regulations and will utilize peace officers to make arrests when necessary. Any person convicted of a violation of the District's rules or regulations is subject to a \$5,000 fine or prosecution, or both.

Please adhere to these restrictions so that Champion Lake may be maintained for the benefit and enjoyment of all residents of Champion Lake subdivision.

BOARD OF DIRECTORS
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 19