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THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
PLANTATION LAKE ESTATES, SECTION ONE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENT:

COUNTY OF WALLER §

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for Plantation Lake Estates, Section One (the "Amendment") is made by the Owners of Lots in the Subdivision and is effective the date filed for record in the Real Property Records of Waller County, Texas.

WITNESSETH:

WHEREAS, there was filed on December 9, 1998, at Volume 604, Page 454 et seq in the Real Property Records of Waller County, Texas that certain Declaration of Covenants, Conditions, and Restrictions for Plantation Lake Estates, Section One (the "Declaration"); and

WHEREAS, there was filed on February 22, 2001, at Volume 680, Page 193 et seq in the Real Property Records of Waller County, Texas that certain First Amendment to Declaration; and

WHEREAS, there was filed on December 3, 2007, at Volume 1081, Page 584 et seq in the Real Property records of Waller County, Texas that certain Second Amendment to Declaration; and

WHEREAS, all lots in the Subdivision have been sold and the Transfer Control Date, as defined in Section 6.01 of the Declaration, has occurred; and

WHEREAS, NOT LESS THAN TWO THIRDS OF THE Owners have approved this Amendment in the time and manner provided in Section 7.02 of the Declaration and desire that they be recorded;

NOW THEREFORE, the Declaration is amended as follows:

Article III, Section 3.01 is amended by adding the italicized and underlined language:

Section 3.01 Single Family Residential Construction. No building shall be erected, altered, placed or permitted to remain on any Lot or Composite Building Site other than one dwelling unit ("Dwelling") per each Lot to be used solely for residential purposes except that one guest/servants house may be built provided said guest/servants house must contain a minimum of 500 square feet and be built after or while the main dwelling is being built. Detached garages, work shops and barns may be constructed on the property prior to the main dwelling being built, so long as they are of good construction, kept in good repair and are not used for residential purposes provided, however, and in any event, the construction of the main residential dwelling must begin within one (1) year of completion of any non residential buildings and be completed to the standards comparable to a new home considered habitable by the Board of Realtors. The term "dwelling" does not include single or double wide manufactured or mobile homes, or any old or used houses to be moved on the Lot and said manufactured or mobile and used homes are not permitted within the Subdivision. All dwellings must have at least 2000 square feet of living area, excluding porches, and be built with new construction materials. Any building, structure or improvement, other than the main residential dwelling unit and the one guest/servants house previously discussed as to said requirements covering completion, commenced on any tract shall be completed as to exterior finish and appearance within twelve (12) months from the setting of forms for the foundation of said building or structure. The completion of no individual structure is to exceed 12 months. The roof of any Dwelling shall be constructed of either composition shingles, copper, tile, slate, standing seam metal or other material commonly used for roof construction. As used herein, the term "residential purposes" shall be construed to prohibit mobile homes or trailers being placed on said Lots, or the use of said Lots for duplex houses, condominiums, townhouses, garage apartments or apartment houses; and no lot shall be used for any commercial or manufacturing purposes. Provided, however, an Owner may maintain a home office in a dwelling with no advertising signs or regular visits by customers or clients.

This Amendment is, like the Declaration, intended to and does run with the Property and inures to the benefit of each and every Owner and their respective successors, heirs and assigns. Except as specifically set forth herein, the Declaration is and remains in full force and effect. In case of conflict or ambiguity between this Amendment and the Declaration, this Amendment shall control.

In witness whereof, we have hereunto set our hands this 30 day of September 2008.

Plantation Lake Estates Property Owners Association, Inc.

By [Signature]
Print Name: Wayne McQuaid
President

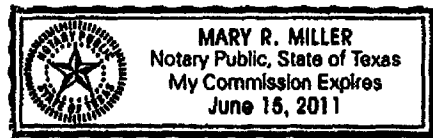
By [Signature]
Print Name: Michelle Hart
Secretary

STATE OF TEXAS §

COUNTY OF WALLER §

This instrument was acknowledged before me on the 30 day of September, 2008, by Wayne McQuaid, the President of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]
Notary Public, State of Texas

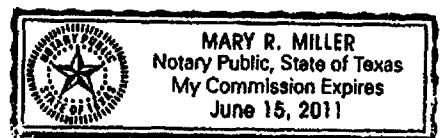


STATE OF TEXAS §

COUNTY OF WALLER §

This instrument was acknowledged before me on the 30 day of September, 2008, by Michelle Hart, the Secretary of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]
Notary Public, State of Texas



After recording, return to:

Wayne McQuaid
39611 FM 1488
Hempstead, Texas 77445

807299

**CERTIFICATE OF RESOLUTION
OF THE MEMBERS OF
PLANTATION LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

We, the undersigned, being at least a majority of all members of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas, do hereby certify that a meeting of the Members of the Association was duly called for and held on January 19, 2008; that at such meeting, a quorum of Owner/Members was present in person or by proxy in accordance with Section 7.02 of the Declaration of Covenants, Conditions, and Restrictions for Plantation Lake Estates, Section One; that at such meeting, the following Resolutions were adopted by the affirmative written vote of not less than two-thirds of Owners as required; and that such resolutions have not been altered, amended or rescinded and are now in full force and effect:

RESOLVED that the Third Amendments to Declaration of Covenants, Conditions, and Restrictions for Plantation Lake Estates, Section One, attached hereto are hereby ADOPTED and APPROVED.

It is FURTHER RESOLVED that the President and Secretary of the Association are hereby AUTHORIZED to sign said Third Amendments and file them in the Real Property Records of Waller County, Texas.

IN WITNESS WHEREOF we have hereunto set our hands and seal of the Association this 30 day of September, 2008.

Plantation Lake Estates Property Owners Association, Inc.

By: [Signature]
Print Name: Wayne McQuaid
Member of the Board of Directors President

By: [Signature]
Print Name: Michelle Hart
Member of the Board of Directors Secretary

By: [Signature]
Print Name: Caren Z. Luckie
Member of the Board of Directors Treasurer

By: [Signature]
Print Name: Richard DOWLING
Member of the Board of Directors

By: Michael W. Dowling
Print Name: MICHAEL W. DOWLING
Member of the Board of Directors

STATE OF TEXAS §
COUNTY OF WALLER §

This instrument was acknowledged before me on the 30 day of September, 2008 by Wayne McQuaid, a member of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

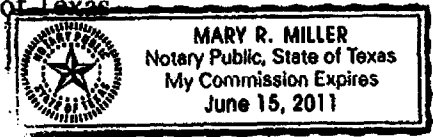
Mary R. Miller
Notary Public - State of Texas



STATE OF TEXAS §
COUNTY OF WALLER §

This instrument was acknowledged before me on the 30 day of September, 2008 by Michelle Wait, a member of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

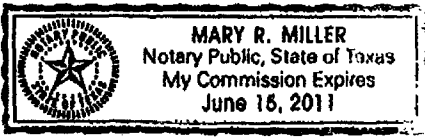
Mary R. Miller
Notary Public - State of Texas



STATE OF TEXAS §
COUNTY OF WALLER §

This instrument was acknowledged before me on the 30 day of September, 2008 by Caren Luckie, a member of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Mary R. Miller
Notary Public - State of Texas

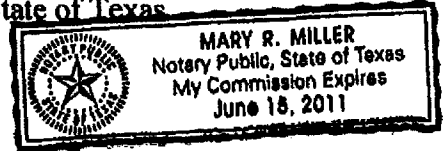


STATE OF TEXAS §

COUNTY OF WALLER §

This instrument was acknowledged before me on the 19 day of October, 2008 by Richard Oliver, a member of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Mary R. Miller
Notary Public - State of Texas



STATE OF TEXAS §

COUNTY OF WALLER §

This instrument was acknowledged before me on the 19 day of October, 2008 by Michael W. Dooling, a member of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Notary Public - State of Texas

