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**SECOND AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
CANYON CROSSING, SECTION ONE**

This Second Amendment to Declaration of Covenants, Conditions and Restrictions for Canyon Crossing, Section One is executed on the date hereinafter set forth by Canyon Crossing Section One Property Owners' Association, Inc. (the "Association").

**WITNESSETH:**

**WHEREAS**, Canyon Crossing Section One Property Owners' Association, Inc. (the "Association") is the property owners association (as that term is used and defined in Section 202.001 of the Texas Property Code ) for Canyon Crossing, Section One, a subdivision of 65.785 acres of land, more or less, situated in the Thomas Toby Survey, A-599, Montgomery County, Texas, according to the plat ("Plat") of said Canyon Crossing, Section One, recorded in the office of the County Clerk of Montgomery County, Texas, after having been approved as provided by law, and being recorded in Cabinet T, Sheet 1, of the Map Records of Montgomery County, Texas (hereinafter referred to as the "Subdivision"); and

**WHEREAS**, the Subdivision is subject to certain covenants, conditions and restrictions as set out in that certain Declaration of Covenants, Conditions and Restrictions for Canyon Crossing, Section One, of record in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2005-127807 and Film Code No. 957-10-1713, *et seq.*, and that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Canyon Crossing, Section One, of record in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2010-027646 (collectively the "Declaration"); and

**WHEREAS**, Section 209.0041 of the Texas Property Code provides that unless the restrictive covenants applicable to a subdivision provides for a lower percentage, restrictive covenants may be amended only by a vote of sixty-seven percent (67%) of the total votes allocated to the property owners in the property owner's association; and

**WHEREAS**, the property owners having the requisite number of votes in the Association desire to amend the Declaration and have approved this Amendment and voted to amend the Declaration as herein provided;

**NOW THEREFORE**, in consideration of the premises and pursuant to the authority of Section 209.0041 of the Texas Property Code, the Association adopts, reaffirms and ratifies the following amendment and modification to the Declaration and declares that such amendment shall become effective when this instrument, accompanied by the attached Certificate, is filed for record in the Real Property Records of Montgomery County, Texas, to-wit:

1. Section 3.12 of the Declaration is amended to read as follows:

Section 3.12 Storage of Items on Lots. No trailers of any kind, recreational vehicles (RVs), boats, boat trailers, jet skis, campers, watercrafts or similar items may be stored, kept or placed on any Lot other than in a garage or other structure approved by the Architectural Control Committee. No Lot shall be used as a depository for abandoned or junked motor vehicles. An abandoned or junked motor vehicle is one without a current, valid state vehicle inspection sticker or license plate. No junk of any kind or character, or dilapidated structure or building of any kind or character, shall be kept or stored on any Lot. No accessories, parts or objects used with cars, boats, buses, trucks, trailers, house trailers or the like, shall be stored, kept, or maintained on any Lot other than in a garage or other structure approved by the Architectural Control Committee. Storage pods and temporary storage sheds or facilities shall not be stored, kept or maintained on any Lot other than in a garage or other structure approved by the Architectural Control Committee.

2. Except as specifically amended and modified herein, the Declaration shall remain in full force and effect as originally written.

3. Attached to this instrument and specifically made a part hereof is a Certificate, signed by the President and Secretary of the Association, certifying that the property owners having at least sixty-seven percent (67%) of the total votes allocated to the property owners in the Association have voted in favor of and approved this amendment.

IN WITNESS WHEREOF, the undersigned Vice President of Canyon Crossing Section One Property Owners' Association, Inc. has hereunto set my hand this 24<sup>th</sup> day of December, 2012.

CANYON CROSSING SECTION ONE PROPERTY OWNERS' ASSOCIATION, INC.

By: Raymond McKay  
RAYMOND MCKAY, Vice President

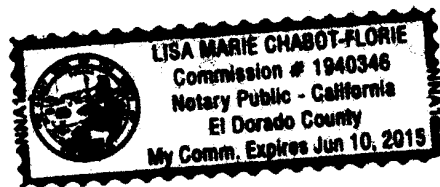
STATE OF CALIFORNIA §

COUNTY OF El Dorado §

This instrument was acknowledged before me on the 24<sup>th</sup> day of December, 2012, by RAYMOND MCKAY, Vice President of Canyon Crossing Section One Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

*Lisa Marie Chabot Florie*

NOTARY PUBLIC, State of California



**CERTIFICATE**

The undersigned Vice President and Secretary, respectively, certify that, as required by Section 209.0041 of the Texas Property Code, the foregoing Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Canyon Crossing, Section One has been approved by a vote of at least sixty-seven percent (67%) of the total votes allocated to the property owners in Canyon Crossing Section One Property Owners' Association, Inc.

Dated: 12/24/2012

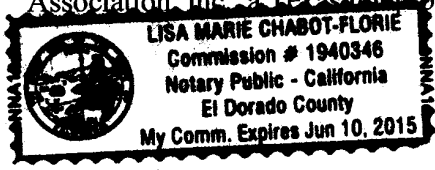
By: Raymond McKay  
RAYMOND MCKAY, Vice President

Dated: 12/24/2012

By: Barbara McKay  
Name: BARBARA MCKAY, Secretary

STATE OF CALIFORNIA §  
COUNTY OF El Dorado §

This instrument was acknowledged before me on the 24th day of December, 2012, by RAYMOND MCKAY, Vice President of Canyon Crossing Section One Property Owners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Lisa Marie Chabot Florie  
Notary Public, State of California

STATE OF CALIFORNIA §  
COUNTY OF El Dorado §

This instrument was acknowledged before me on the 24th day of December, 2012, by BARBARA MCKAY, Secretary of Canyon Crossing Section One Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

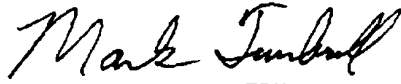


Lisa Marie Chabot Florie  
Notary Public, State of California

Return to:  
The Fowler Law Firm  
300 W. Davis, Suite 510  
Conroe, TX 77301

**FILED FOR RECORD**

01/11/2013 11:46AM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

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.

**01/11/2013**



County Clerk  
Montgomery County, Texas