

**RIDGELAKE SHORES PROPERTY OWNERS ASSOCIATION, INC.**

**NOTICE OF EFFECTIVE DECLARATION OF COVENANTS,**

**CONDITIONS AND RESTRICTIONS FOR RIDGELAKE SHORES, SECTION FOUR**

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

WHEREAS, Ridgelake Shores Property Owners Association, Inc. (the “Association”), a Texas nonprofit corporation, is the governing entity for Ridgelake Shores, Section 4, an addition in Montgomery County, Texas, according to the map or plat thereof, recorded in the Map Records of Montgomery County, Texas, under Cabinet V, Pages 176-179, along with any amendments, supplements, and replats thereto (the “Subdivision”); and

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions for Ridgelake Shores, Section Four, recorded in the Real Property Records of Montgomery County, Texas, on March 18, 2004 at 4:07 PM, under Clerk’s File No. 2004-028932, along with any amendments and supplements thereto (the “Declaration”); and

WHEREAS, prior to the recording of the Declaration, on March 18, 2004 at 9:47 AM, a similar but not identical instrument was recorded under Clerk’s File No. 2004-028534, purporting to encumber the Subdivision (the “Erroneous Declaration”); and

WHEREAS, the Erroneous Declaration is the form utilized for Ridgelake Shores, Three which contains provisions unique to Section Three, and not applicable to Ridgelake Shores Section Four; and

WHEREAS, the subsequent recording of the Declaration indicates an error by the Declarant in recording the Erroneous Declaration; and

WHEREAS, the Association considers the recording of the Declaration to be an amendment and replacement, in its entirety, of the Erroneous Declaration, and considers the Subdivision to be subject only to the Declaration and not subject to the Erroneous Declaration; and

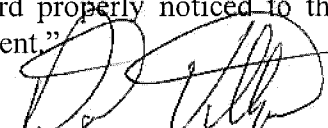
WHEREAS, to avoid confusion and to correct discrepancies between the two instruments, the Association has determined that it is necessary to notify potential purchasers, current Owners and all persons relying on the instruments recorded in the Montgomery County Real Property Records for Ridgelake Shores Section 4, as to the effectiveness of the Declaration, and the ineffectiveness of the Erroneous Declaration;

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the certification hereto, the Association, as approved by the unanimous vote of the Association Board of Directors, at a properly called and noticed meeting of the Board of Directors on June 13, 2020, hereby adopts, establishes and resolves, as follows:

1. Ridgelake Shores, Section 4, is subject to the Declaration of Covenants, Conditions, and Restrictions for Ridgelake Shores, Section Four, recorded in the Real Property Records of Montgomery County, Texas, on March 18, 2004 at 4:07 PM, under Clerk's File No. 2004-028932, along with any amendments and supplements thereto (the "Declaration");
2. The instrument recorded in the Real Property Records of Montgomery County, Texas on March 18, 2004 at 9:47 AM, under Clerk's File No. 2004-028534 (the "Erroneous Declaration"), is ineffective;
3. The Declaration amended and replaced in its entirety, the Erroneous Declaration, by virtue of the Declarant (as sole owner of Section Four) recording the Declaration subsequent to the Erroneous Declaration.

**CERTIFICATION**

"I, the undersigned, being a Director of Ridgelake Shores Property Owners Association, Inc., hereby certify that the foregoing Resolution was approved by at least a majority of the Association Board of Directors, at an open meeting of the Board properly noticed to the Members, at which a quorum of the Board was present."

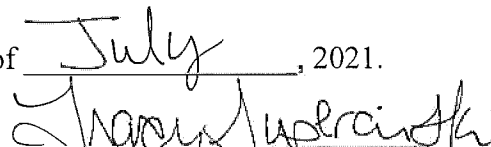
By: , Date: 7-21-21  
 Print Name: David Villejoia Title: President

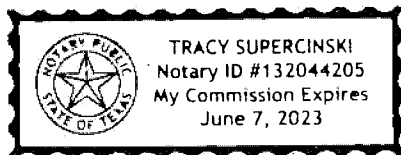
**ACKNOWLEDGEMENT**

STATE OF TEXAS                   §  
   §  
 COUNTY OF MONTGOMERY       §

BEFORE ME, the undersigned authority, on this day, personally appeared David Villejoia, a Director of Ridgelake Shores Property Owners Association, Inc., the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 21 day of July, 2021.

  
 Notary Public, State of Texas



E-RECORDED BY:  
 HOLT & YOUNG, P.C.  
 9821 Katy Freeway, Ste. 350  
 Houston, Texas 77024

**E-FILED FOR RECORD**

07/21/2021 04:03PM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

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

**07/21/2021**



County Clerk  
Montgomery County, Texas