

**SECOND AMENDMENT  
TO  
RESERVATIONS, RESTRICTIONS AND COVENANTS FOR SOMERSET SHORES  
SUBDIVISION, SAN JACINTO COUNTY, TEXAS**

This Second Amendment to Reservations, Restrictions and Covenants for Somerset Shores Subdivision, San Jacinto County, Texas, is effective as of the 24th day of February, 2018.

WHEREAS, on August 22, 2012, Somerset Shores, LLC, a Texas limited liability company ("Developer") recorded those certain Reservations, Restrictions and Covenants for Somerset Shores Subdivision, San Jacinto County, Texas, as Instrument No. 2012004520, of the Real Property Records, San Jacinto County, Texas (the "Declaration");

WHEREAS, the Somerset Shores Property Owners Association, a non-profit corporation, was established under Texas law to serve as the "Association" pursuant to the Declaration;

WHEREAS, at a meeting of the members of the Association duly called and held on November 2, 2017, more than a majority of the members of the Association approved that certain First Amendment to Reservations, Restrictions and Covenants for Somerset Shores Subdivision, San Jacinto County, Texas with an effective date of November 2, 2017, and recorded on December 27, 2017 as Document No. 20177162, of the Real Property Records, San Jacinto County, Texas;

WHEREAS, at a meeting of the members of the Association duly called and held on February 24, 2018, the amendment below described was approved by more than a majority of the members of the Association; and

WHEREAS, Developer is currently the fee simple owner of several lots which are the subject of said Declaration and joins herein to approve this amendment;

NOW THEREFORE, for and in consideration of the mutual covenants herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby further amended as follows:

1. For purposes of clarification and in order to insert an omitted word, the second complete sentence at the top of Page 7 of the Declaration (contained in Subsection 5. (e) thereof) is hereby deleted and in its place, the following is substituted:

If the ACC does not respond within two weeks of the request, such request shall be approved.

2. Subsection 20. (a) of the Declaration is hereby amended in the following particular and in the following particular only:

20181903

Commencing with the annual Maintenance Fee payment that is otherwise due on January 1, 2019, the amount of the annual Maintenance Fee shall be adjusted to the sum of Seven Hundred and no/100 (\$700.00) Dollars.

- 3. Subsection 20. (b) of the Declaration is hereby amended in the following particular and in the following particular only:

The annual Maintenance Fee "floor" amount of Five Hundred and no/100 (\$500.00) Dollars referred to therein, shall be adjusted to the sum of Seven Hundred and no/100 (\$700.00) Dollars.

- 4. Any capitalized term not defined herein shall have the meaning ascribed to it in the Declaration. If there is any inconsistency or conflict between the provisions of this Amendment and the Declaration, the provisions of this Amendment shall control.

- 3. This Amendment will be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first written hereinabove.

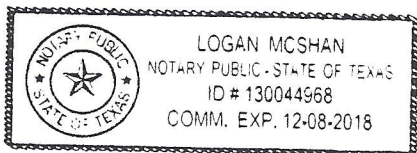
SOMERSET SHORES PROPERTY OWNERS ASSOCIATION

By: [Signature]  
William R. Janis, its President

STATE OF TEXAS )

COUNTY OF Harris )

THIS INSTRUMENT was acknowledged before me on March 2, 2018, by William R Janis, as President of Somerset Shores Property Owners Association, a Texas non-profit corporation, on behalf of said corporation.



[Signature]  
Notary Public, State of Texas

The undersigned, being the Developer, joins herein for the purpose of evidencing its consent to the foregoing Amendment.

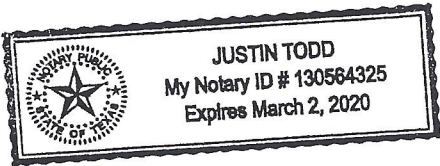
SOMERSET SHORES, LLC

By: [Signature]  
Printed Name: Jay Anthony  
Its: President of Manager

STATE OF TEXAS )

COUNTY OF Dallas)

THIS INSTRUMENT was acknowledged before me on March 8<sup>th</sup>, 2018, by Jay Anthony, as Pres. of Mgr. of Somerset Shores, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]  
Notary Public, State of Texas

Filed for Record in:  
San Jacinto County  
On: Apr 05, 2018 at 09:54A  
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By  
Cecelia Willis

STATE OF TEXAS  
COUNTY OF SAN JACINTO  
I, Dawn Wright hereby certify that this  
Instrument was filed in number sequence on the date  
and time herein by me; and was duly recorded in the  
OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas  
as stated herein by me on

Apr 05, 2018  
Dawn Wright, County Clerk  
San Jacinto County, Texas