



\*VG-85-2020-57612\*

Walker County  
Kari A. French  
Walker County Clerk

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Instrument Number: 57612

Real Property

CERTIFICATE

Recorded On: June 03, 2020 08:34 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$30.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Instrument Number: 57612  
Receipt Number: 20200603000004  
Recorded Date/Time: June 03, 2020 08:34 AM  
User: Amber L  
Station: Clerk Station

**Record and Return To:**

RIVERSIDE LAKELAND PROPERTY  
PO BOX 172  
RIVERSIDE TX 77367



STATE OF TEXAS  
COUNTY OF WALKER

I hereby certify that this Instrument was FILED in the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French  
Walker County Clerk  
Walker County, TX

**CERTIFICATE OF AMENDMENT  
OF THE  
2017 RESTATED AND AMENDED RESTRICTIONS, AND COVENANTS  
FOR  
RIVERSIDE LAKELAND SUBDIVISION**

WHEREAS, the Riverside Lakeland Subdivision of Walker County, Texas, is subject to those certain deed restrictions recorded in Volume 191, Page 637, of the Deed Records of Walker County, Texas; the Restrictions filed on September 13, 1982, at Volume 400, Page 652, of the Deed Records of Walker County, Texas; the Amendment to Restrictions in Riverside Lakeland Subdivision in Walker County, Texas, filed on November 2, 1988, at Volume 82, Page 875, of the Official Public Records of Walker County, Texas; the Corrected Restrictions filed on July 20, 1989, at Volume 75, Page 632, of the Official Public Records of Walker County, Texas; the Restated and Amended Reservations, and Covenants for Riverside Lakeland Subdivision, Walker County, Texas, filed on October 26, 2011, at Volume 999, Page 224, of the Official Public Records of Walker County, Texas; and those 2017 Restated and Amended Restrictions, and Covenants for Riverside Lakeland Subdivision, Walker County, Texas, filed on November 6, 2017, at Volume 1298, Page 209, of the Official Public Records of Walker County, Texas; and

WHEREAS, the Board of Directors of Riverside Lakeland Property Owners' Association, Inc. ("Association"), believe it to be in the interest of the Association to amend the 2017 Restated and Amended Restrictions, and Covenants for Riverside Lakeland Subdivision ("Declaration"), filed on or about November 6, 2017, at Volume 1298, Page 209, in the Official Public Records of Walker County, Texas; and

WHEREAS, the Declaration encumbers all property within Riverside Lakeland Subdivision of Walker County, Texas, according to the metes and bounds description thereof set forth in the Memorandum of Contract dated April 7, 1965, and recorded in Volume 191, Page 367, of the Deed Records of Walker County, Texas; and

WHEREAS, during a properly noticed meeting of the Board of Directors of the Association held on July 14, 2018, a majority of the members present and entitled to vote, voted to amend the Declaration to provide for an increase in the amount of annual maintenance assessments;

NOW THEREFORE, IT IS RESOLVED that the Declaration shall be amended as set forth below:

(1) Section 16 of the Declaration shall be deleted in its entirety and replaced with a new Section 16, stating:

**16. Maintenance Fee and Lien.** All owners of lots in said Riverside Lakeland Subdivision shall pay an annual maintenance fee as determined and set by the Association, which annual maintenance fee shall be a minimum of \$400.00 per year, except if any owner of more than one lot shall own more than one house, such owner shall pay an annual maintenance fee for each house. The amount of the maintenance fee shall be determined

by a majority vote of the members, represented in person or by proxy, of the Association at the annual meeting of the Association, at which a quorum of the members, represented in person or by proxy is obtained. Notice shall be given to all lot owners of said annual meeting and of the proposed annual maintenance fee to be determined for the next fiscal year. In the event of failure of the members to agree upon a maintenance fee at the annual meeting, the maintenance fee determined at the annual meeting of the property owners the previous year will be the amount of maintenance fees for that year. Such maintenance fee, together with any attorney's fees and costs incurred in enforcing these Restrictions shall be secured by Lien upon the particular lot, tract or parcel of land at the time the fee is due. Said maintenance fees shall be due on or before July 1, on each year, and shall be deemed delinquent if not paid before August 1<sup>st</sup> of the year in which such maintenance fees are due. Said assessments shall be in the form of a covenant to run with the ownership of the said lots.

The Association shall provide notice as required by the Declaration and applicable law.

DATED this 2nd day of June, ~~2019~~, <sup>2020</sup>

Johnny Christ  
~~Jonna Stanley-Jones, Secretary~~  
Johnny Christ, President

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
§  
COUNTY OF WALKER §

This instrument was acknowledged before me on this 2nd day of June, ~~2019~~, <sup>2020</sup>  
but Jonna Stanley-Jones, Secretary of Riverside Lakeland Property Owners' Association, Inc.

JM Stanley Jr  
Notary Public, State of Texas

My commission expires: 07-07-2023

After recording, send to:

Riverside Lakeland Property Owners' Association, Inc.  
c/o Lang & Associates, PLLC  
4301 Yoakum Boulevard  
Houston, Texas 77006

