

DOC #2021099026

AMENDMENT TO KLEIMANN ESTATES RESTRICTIONS, RESERVATIONS AND COVENANTS

STATE OF TEXAS

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

This Amendment to the Kleimann Estates Restrictions, Reservations, and Covenants, is executed on the date hereinafter set forth by the owners of a majority of lots in the Kleimann Estates Subdivision.

WITNESSETH:

WHEREAS, Kleimann Estates, is an unrecorded subdivision in Montgomery County, Texas, which is more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Subdivision"); and

WHEREAS, the Subdivision is subject to certain restrictions as set out in that certain instrument entitled Kleimann Estates Restrictions, Reservations, and Covenants, recorded under Clerk's File No. 79-41149, and amended by Addendum No. 1, recorded under Clerk's File No. 84-12079, and Addendum No. 2, recorded under Clerk's File No. 85-15533, recorded in the Official Records of Real Property of Montgomery County, Texas (collectively the "Restrictions"); and

WHEREAS, the Restrictions provide that they shall run with the land and be binding upon the developer, its successors and assigns, and all persons or parties claiming under them for a period of thirty-five (35) years from the date thereof, and shall be automatically extended for successive ten (10) year periods, unless prior to the expiration of such thirty-five (35) or successive ten (10) year periods, the then owners of a majority of the lots in the Subdivision shall have executed and recorded an instrument changing the provisions of the Restrictions, in whole or in part, the provisions of said instrument to become operative at the expiration of either such period of time; and

WHEREAS, the lot owners in the Subdivision desire to amend the Restrictions and have approved this amendment as evidenced by the signatures of the owners of a majority of the lots in the Subdivision, as evidenced below; and

WHEREAS, in accordance with the Restrictions, the provisions of this instrument shall become effective at the expiration of the first successive ten (10) year term, which expires on February 27, 2024;

NOW THEREFORE, in consideration of the premises, the undersigned owners hereby adopt, reaffirm and ratify the following amendment and modification to the Restrictions, and declare that such amendment shall become effective on the expiration of the first successive ten (10) year

term, February 27, 2024, and after this instrument, accompanied by the attached signatures of the owners of a majority of lots in the Kleimann Estates Subdivision, is filed for record in the Official Records of Real Property of Montgomery County, Texas, to-wit:

ARTICLE I AMENDMENT OF DEED RESTRICTIONS

- 1.1 Section I paragraph 3 of the Deed Restrictions (as set out below)
 - "3. The provisions hereof, including the Reservation, Restrictions and Covenants herein set forth, shall run with the land and shall be binding upon the Developer, its successors and assigns, and all persons or parties claiming under it or them for a period of thirty-five (35) years from the date hereof, at which time all of such provisions shall be automatically extended for successive periods of ten (10) years each, unless prior to the expiration of any such period of thirty-five (35) years or ten (10) years, the then owners of a majority of lots in the Subdivision shall have executed and recorded an instrument changing the provisions hereof, in whole or in part, the provisions of said instrument to become operative at the expiration of the particular period in which such instrument is executed and recorded, whether such particular period be the aforesaid thirty-five (35) year period or any successive ten (10) year period thereafter."

is hereby deleted in its entirety and replaced with the following:

- "3. The provisions hereof, including the Reservation, Restrictions and Covenants herein set forth, shall run with the land and shall be binding upon the Developer, its successors and assigns, and all persons or parties claiming under it or them for a period of thirty-five (35) years from the date hereof, at which time all of such provisions shall be automatically extended for successive periods of ten (10) years each; however, the owners of a majority of lots in the Subdivision can change the provisions hereof at any time by executing and recording an instrument containing such changes, in whole or in part. The provisions of said instrument to become effective once executed and filed of record in Montgomery County, Texas."
- 1.2 Section II paragraph 5 of the Deed Restrictions (as set out below)
 - "5. All lots or tracts of land in Kleimann Estates, Sections One (1) and Two (2) will not be used for camping or other recreational purposes but only for single family, residential purposes. No lot in the Subdivision shall be used for any commercial, business or professional purpose nor for church purposes. The renting or leasing of any improvements upon any lot for single family, camping or residential purposes shall not be deemed a commercial business or professional purposes. No noxious or offensive activity of any sort shall be permitted, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood. The construction of all residences, garages or other out-buildings will be constructed of materials normally

used in such construction and no metallic or other material not normally used will be allowed."

is hereby deleted in its entirety and replaced with the following:

- "5. All lots or tracts of land in Kleimann Estates, Sections One (1) and Two (2) will not be used for camping or other recreational purposes but only for single family, residential purposes. No lot in the Subdivision shall be used for any commercial, business or professional purpose nor for church purposes. All leases/rentals of any lot or residential structure in the Subdivision must be for a duration of not less than twelve (12) months with no more than two (2) leases/rentals in any twelve (12) consecutive months.
- 1. All leases for any Property must be in writing and shall provide that:
 - (i) such lease is specifically subject to the provisions of this Restrictions;
 - (ii) any failure of the Owner or tenant to comply with the terms of the Restrictions shall be deemed to be a default under such lease; and
 - (iii) the Owner acknowledges giving to the tenant copies of the Restrictions, as a part of the lease.
- 2. Any residence that is leased shall be leased only in its entirety; separate rooms, floors, or other areas within a dwelling or residence may not be separately leased.
- 3. It is expressly forbidden to rent or lease and occupy an owner's Lot or residence to more than one Single-Family.
- 4. Leasing of residences other than in strict conformity with these provisions, including short-term or vacation rentals, is prohibited.

No noxious or offensive activity of any sort shall be permitted, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood. The construction of all residences, garages or other out-buildings will be constructed of materials normally used in such construction."

All other terms and conditions in the Restrictions recorded in the Records of Montgomery County, Texas, will remain in full force and effect. The amendment shall run with the land, bind and benefit each owner of property in the Subdivision and their heirs, executors, representatives,

By: ///	By:
Print Name: /LINA DUK	Print Name:
For (Entity name): LDR Real Estate	e Hololings LCFor (Entity name):
Lot _ Section: _ anol indi	vidually Lot Section:
Lot <u>28</u> Section: <u>2</u>	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
This instrument was acknowledged be 20 2 by Linda Durh BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Betty Farks Notary Public Brate of Texas
STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged be 20by	§ efore me on this theday of
rento:	Notary Public - State of Texas
ty Parks	•
ty Parks 42 Hillside Ln V	Page 4 of 4
lis, Tx 77318	

By: Diana Ramett	Ву:
Print Name: DIANA RAE ARNE	ETT Print Name:
For (Entity name):	For (Entity name):
Lot <u> </u>	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS \$ \$ COUNTY OF MONTGOMERY \$ This instrument was acknowledged before me 2020 by Diago Arroy Hobic, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	ne on this the 9th day of Novembos.
STATE OF TEXAS § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before m 20by	ne on this theday of
	Notary Public - State of Texas

By: If South J. Print Name: 15 Garlak TX	By:
Print Name: TJ Garlek TX	Print Name:
For (Entity name):	For (Entity name):
Lot 3 Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
§ COUNTY OF MONTGOMERY § This instrument was acknowledged before n 2021 by T. J. Garriek, Tr	ne on this the 10 th day of Apr.)
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Notary Public State of Texas
STATE OF TEXAS \$ § COUNTY OF MONTGOMERY \$	
This instrument was acknowledged before n 20by	me on this theday of
	Notary Public - State of Texas

This amendment shall become effective at the expire	
as set out in Section I paragraph 3 of the Restriction	s, which shall be February 21, 2024. Wesley Porter
Soll my Jako	By: State For
Print Name: WESLEY SORTER	Print Name: PATANCA G. TORTER
For (Entity name):	For (Entity name): Estate of Patricia Purte
Lot 5 Section:	Wosley Section. Executor of the
Lot Section:	Lot Establish Patricia G. Porter
Lot Section:	Lot 5 Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
EXECUTED this 10 h day of 14001 , 20 STATE OF TEXAS § COUNTY OF MONTGOMERY §	
BETTY PARKS Notary Public, State or Texas Comm. Expires 05-09-20:23 Notary 1D 3826001:	Betty A Parks Public State of Texas
STATE OF TEXAS \$ § COUNTY OF MONTGOMERY \$	BH
Patricia G. Porter.	us the 10 day of April. wtor of the Esterte of letty f. Parks Public State of Texas
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023	

By: Joins Hold	By: Debre Dolub
Print Name: Louis Holuk	Print Name: Dobois Hulub
For (Entity name):	For (Entity name):
Lot 8 Section:	Lot 8 Section:
Lot 9 Section:	Lot 9 Section: 1
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged before me on the 20 2 by Louis Holling State of Texas Notary Public, State of Texas Notary Public, State of Texas Notary ID 3826006	
STATE OF TEXAS \$ § COUNTY OF MONTGOMERY \$	
This instrument was acknowledged before me on the 20_Zl_by_Debble_Holub	is the O day of April,
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Public - State of Texas

By:	By:
Print Name: Trithey brought	Print Name: Jerry Gregurok
For (Entity name):	For (Entity name):
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
EXECUTED this 4th day of July	20_2[
STATE OF TEXAS § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me of 2021 by Britney Greenek.	on this the 4th day of July
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	otary Public State of Texas
STATE OF TEXAS §	
§ COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me of 20 21 by Jerry Gregurek.	on this the 4th day of July.
_	Rett & Parks
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	otary Public State of Texas

	1/1/1/
By:	By: Shush
Print Name: Shane Smith	Print Name: Kristi Smith
For (Entity name):	For (Entity name):
Lot 12 Section: 1	Lot \2 Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me on 20 21 by Share	this the 17th day of July, Betty & Parks ry Public State of Texas
STATE OF TEXAS § COUNTY OF MONTGOMERY §	L
This instrument was acknowledged before me on a 2021 by Kristi Smith.	this the 17th day of July,
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Betty Tarks ry Public State of Texas

_	e expiration of the first successive ten (10) year period	
as set out in Section I paragraph 3 of the Rest	incuons, which shall be rebruary 27, 2024.	
By:	Ву:	
Print Name: KEVIN L LOUGHIA	Print Name:	
For (Entity name):	For (Entity name):	
Lot 17 Section:	Lot Section:	
Lot 18 Section:	Lot Section:	
Lot Section:	Lot Section:	
Lot Section:	Lot Section:	
Lot Section:	Lot Section:	
Kleimann Estates Subdivision	Kleimann Estates Subdivision	
EXECUTED this 3 day of February, 202]. STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me on this the 3 day of February, 2021 by Korin L. Loughlin. BETTY PARKS Notary Public, State of Texas Notary Public State of Texas		
STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged before in 20by	ne on this theday of,	
	Notary Public - State of Texas	

By: Betty of Parks	By: UmaldAPanKa	
Print Name: Betty J. Parks	Print Name: Donald A. Parks	
For (Entity name):	For (Entity name):	
Lot 19 Section:	Lot 19 Section: 1	
Lot Section:	Lot Section:	
Kleimann Estates Subdivision	Kleimann Estates Subdivision	
EXECUTED this 17th day of November, 20 20. STATE OF TEXAS § COUNTY OF MONTGOMERY §		
This instrument was acknowledged before me on the 2020 by Betty J. Parks. GAYNELL M. THOMPSON	his the 17th day of November, Ayull When State of Texas	
STATE OF TEXAS § § COUNTY OF MONTGOMERY §		
This instrument was acknowledged before me on the 20 20 by Donald A. Parks.	day of November, Pull Williams Public - State of Texas	
GAYNELL M. THOMPSON Notary Public, State of Texas Comm. Expires 02-12-2021 Notary ID 5664925 Page 4 of	•	

By: (arol Labery	Ву:
Print Name: (aro) Labrenz	Print Name:
For (Entity name):	For (Entity name):
Lot <u>I</u> Section: /	Lot Section:
Lot 22 Section: 1	Lot Section:
Lot Section:	Lot Section:
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Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged before in 20 20 by Card Labrenz BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before in	
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	Notary Public - State of Texas
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This amendment shall become effective at the expiration of the first successive ten (10) year period

as set out in Section I paragraph 3 of the Restrictions, which shall be February 27, 2024. Print Name: Chais Johnson Print Name: KYISH (For (Entity name): For (Entity name): Lot 23 Section: Lot 23 Section: Lot 24A Section: Lot 24A Section: Lot Section: Lot Section: Lot ____ Section: ____ Section: Lot ____ Lot ____ Lot Section: Section: Kleimann Estates Subdivision Kleimann Estates Subdivision EXECUTED this 28th day of February, 2021. STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged before me on this the 2021 by Kristi Johnson **BETTY PARKS** Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged before me on this the____ BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Page 4 of 4 Notary ID 3826006

This amendment shall become effective at the expiration of the first successive ten (10) year period

as set out in Section I paragraph 3 of the Restrictions, which shall be February 27, 2024. Print Name: Ricky D Howard Print Name For (Entity name): For (Entity name): Lot $\cancel{\ll}7$ Lot 27 Section: Section: Lot Section: Lot Section: Lot ____ Section: ____ Lot ____ Section: Lot ____ Section: ____ Section: Lot ____ Section: ____ Lot Section: Kleimann Estates Subdivision Kleimann Estates Subdivision EXECUTED this 13 hay of November 20 13. STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged before me on this the day of <u>November</u> 2020 by Ricky D Howard. BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 STATE OF TEXAS § COUNTY OF MONTGOMERY 13th day of November This instrument was acknowledged before me on this the 2020 by Terri J Howard. **BETTY PARKS** Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006

By: Shirley (Stidha	ы Ву:
Print Name: SHORLEY A. STIDHA	N Print Name:
For (Entity name):	For (Entity name):
Lot 27 Section: 1	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS SCOUNTY OF MONTGOMERY BETTY PARKS Notary Public, State of Texas Notary ID 3826006 STATE OF TEXAS SCOUNTY OF MONTGOMERY STATE OF TEXAS SCOUNTY OF MONTGOMERY STATE OF TEXAS SCOUNTY OF MONTGOMERY STATE OF TEXAS STATE OF TEXAS	
This instrument was acknowledged before r	me on this theday of,
	Notary Public - State of Texas

O (\neq	
By: CANlos Can	Ву:
Print Name: CANTOS M. Guti ENVEZ	Print Name: Alice Fernender Cartersel
For (Entity name):	For (Entity name):
Lot 30 Section: 14101 widerview Dr	Lot 30 Section: \
Lot 30 Section: 14101 widerview Dr. Wills, TX 77318 Lot Section: Kleiman Es	tales Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me 20 20 by CHRUS GUTTERREL.	e on this the 22ND day of OCTOBER, Notary Public - State of Texas
STATE OF TEXAS § § COUNTY OF MONTGOMERY § This instrument was acknowledged before me 20 20 by ALICIA OUNERFEL.	c on this the 22 ND day of OCTOBER,
1	Notary Public - State of Texas
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This amendment shall become effective at the expiration of the first successive ten (10) year period

as set out in Section I paragraph 3 of the Restrictions, which shall be February 27, 2024. amprecht, Truster Print Name: Kat For (Entity name): Lamprecht Living Trut For (Entity name): Lamprecht Living Trust Ke Lot 33A Section: K We Ke Lot 33B Section: B Lot 33A Section: 1 Lot 338 Section: Section: Section: Lot ____ Section: Section: Lot Section: Section: Kleimann Estates Subdivision Kleimann Estates Subdivision CRYSTAL ODENTHAL Notary ID #132159135 STATE OF TEXAS My Commission Expires September 4, 2023 § COUNTY OF MONTGOMERY This instrument was acknowledged before me on this the day of O Chonse 2020 by Mary and Kathy Lamprech Notary Public - State of Texas STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged before me on this the_____ day of 20 by

Notary Public - State of Texas

By: William M. Hooma	Dve
Print Name: William M GOOdman	By: Print Name:
For (Entity name): CCT Sparkle Family Li	
Lot 35 Section: 1	Lot Section:
Lot 36 Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me on this the	
STATE OF TEXAS § § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me on to 20by	this theday of,
Notai	ry Public - State of Texas

By:	By: A CAL
Print Name: Colosto Shinsor	
For (Entity name):	For (Entity name):
Lot <u>38</u> Section: 1	Lot <u>38</u> Section: 1
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before m 20 70 by Classification by Classification by Classification by County ID # 132722814 Expires October 12, 2024	ne on this the 78 day of 1000er, Daniell Hunt Notary Public - State of Texas
STATE OF TEXAS \$ § COUNTY OF MONTGOMERY \$	20 Actobrah
This instrument was acknowledged before m 20 70 by KYNKTY JOHNSON .	day of OCTOVER,
DANIELLE SEABOLT My Notary ID # 132722614	Notary Public - State of Texas

By: Crain Robert Sindamond	By: Beverly Sulamost	
Print Name: CRAIG ROSPET LINDAMOND		
For (Entity name):	For (Entity name):	
Lot 39 Section: ABSTRACT 26-(1 Section)) Lot 39 Section: ABSTRACT 26 1 Section)	
Lot 40 Section: ABSTRACT 26-(15ection)	Lot 39 Section: ABSTRACT 26 (1 Section) Lot 40 Section: ABSTRACT 26 - [1 Section]	
Lot Section:	Lot Section:	
Lot Section:	Lot Section:	
Lot Section:	Lot Section:	
Kleimann Estates Subdivision	Kleimann Estates Subdivision	
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me on this the 2157 day of 00 bles, 20 30 by VALERIE LOWRY Notary Public, State of Texas Comm. Expires 05-27-2024 Notary ID 132495129 STATE OF TEXAS § COUNTY OF MONTGOMERY §		
This instrument was acknowledged before me on the 20by	his theday of,	
Notar	v Public - State of Texas	

By: Lynda R. Degeyter	By:
Print Name: Linda R. Degenter	Print Name:
For (Entity name):	For (Entity name):
Lot 40A Section:	Lot Section:
Lot 4 Section:	Lot Section:
Lot 42 Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged before m 20 2 by Linda (L. Degey & BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	ne on this the 4^{+} day of May ,
STATE OF TEXAS \$ \$ COUNTY OF MONTGOMERY \$ This instrument was acknowledged before m 20by	ne on this theday of,
	Notary Public - State of Texas

By: gerry Koefe	By: Carolyn Keefe
Print Name: Jerry Keefe	Print Name: Car blyn Keefe
For (Entity name):	For (Entity name):
Lot <u>43</u> Section:	Lot <u>43</u> Section:1
Lot 44 Section:	Lot 44 Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
EXECUTED this 2rd day of May . 20	<u>21</u> .
STATE OF TEXAS § § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me on the 20 Z1 by SETTY PARKS BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	day of May
STATE OF TEXAS \$ § COUNTY OF MONTGOMERY \$	
This instrument was acknowledged before me on the 20 21 by Carolyn Leefe.	is the 2nd day of May.
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Public State of Texas

By: Land mice	Ву:	
Print Name: GARY PRICE	Print Name:	
For (Entity name):	For (Entity name):	
Lot 46 Section:	Lot Section:	
Lot 47 Section:	Lot Section:	
Lot 48 Section:	Lot Section:	
Lot Section:	Lot Section:	
Lot Section:	Lot Section:	
Kleimann Estates Subdivision	Kleimann Estates Subdivision	
EXECUTED this 9th day of July , 20 21. STATE OF TEXAS § COUNTY OF MONTGOMERY §		
This instrument was acknowledged before me on the 2021 by Gary Price.	nis the granday of July,	
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 Notary ID 3826006		
STATE OF TEXAS § § COUNTY OF MONTGOMERY §		
This instrument was acknowledged before me on the 20by	uis theday of,	
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Notare	Public - State of Texas	

This amendment shall become effective at the expass set out in Section I paragraph 3 of the Restriction	oiration of the first successive ten (10) year period ons, which shall be February 27, 2024.
By: DAMON JOHNSTON) For (Entity name):	By: Allie Muston Print Name Muston For (Entity name):
Lot 50 Section:	Lot 50 Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me of 20 21 by Damon Johnston BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	n this the 7 th day of July,
STATE OF TEXAS § § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me or 2021 by Ashleigh Tohnston	n this the The day of July,
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	tary Public - Sparts of Texas

Page 4 of 4

	4 21
By: Sylve Suppose	By: Lay Library
Print Name: Dand Gilmone	Print Name: Baly Gilmore
For (Entity name):	For (Entity name):
Lot 5 Section:	Lot 51 Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
EXECUTED this day of May, 20	<u>2</u> .
STATE OF TEXAS § § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me on the 20 Z1 by Dana Grand BETTY PARKS BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	day of May. Public-State of Texas
STATE OF TEXAS \$ § COUNTY OF MONTGOMERY \$	
This instrument was acknowledged before me on the 2021 by Gary Gilmore.	is the the day of May,
BETTY PARKS. Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 Page 4 of	Public State of Texas

	1
Beverlig K Shorper	By: Day 2/5
Print Name: Beverleigh K. Thompson	Print Name Barry Thompson
For (Entity name):	For (Entity name):
Lot 54 Section:	Lot 54 Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
EXECUTED this 28th day of Fobruary, 20 STATE OF TEXAS §	021.
§ COUNTY OF MONTGOMERY § This instrument was acknowledged before me on the strument by Bouslough K. Thompson	his the 28th day of Floruary.
BETTY PARKS	Betty factors y Public State of Texas
STATE OF TEXAS § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me on the 20 21 by Rarry Thompson.	his the 28th day of Fobruary,
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 Page 4 of	

M	m el	
By: Lana Lhy	By: / Jary / Slegory	
Print Name: James Great	Print Name: Mary Gregory	
For (Entity name):	For (Entity name):	
Lot 3 Section: 2	Lot 3 Section: 2	
Lot 26 Section: 2	Lot 26 Section: 2	
Lot 27 Section: 2	Lot 27 Section: 2	
Lot Section:	Lot Section:	
Lot Section:	Lot Section:	
Kleimann Estates Subdivision	Kleimann Estates Subdivision	
EXECUTED this 5th day of July , 2021.		
STATE OF TEXAS § § COUNTY OF MONTGOMERY §		
This instrument was acknowledged before me on the 20_21_by James Gregory.	his the 5 th day of July.	
BETTY PARKS	y Public - State of Texas	
STATE OF TEXAS § § COUNTY OF MONTGOMERY §		
This instrument was acknowledged before me on the 20_2_by \text{Degree}.	his the 5th day of July,	
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826036	y Public State of Texas	

By: A libert	By: Non Gilles
Print Name: Nancy Gilbert	Print Name: Donald Gilbert
For (Entity name):	For (Entity name):
Lot 5 Section: 2	Lot 5 Section: 2
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me of 20 21 by Cancy Gilbert BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	on this the 10th day of April, Betty farks otary Public-State of Texas
STATE OF TEXAS § § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me of 2021 by Donald Cilloert.	on this the 15th day of April,
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Betty & Parks otary Public - State of Texas

By: Jour Finch	D
Print Name: Joy Finch	By:
For (Entity name):	For (Entity name):
Lot 7 Section: 2	Lot Section:
Lot Section: 2	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before 20 21 by Toy Finch BETTY PARKS	
Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 STATE OF TEXAS \$ COUNTY OF MONTGOMERY \$	and this the
20by	me on this theday of
	Notary Public - State of Texas

By: Ehert fither	By: Crose Aclder
Print Name: Robert Holden	Print Name: ROSE HOLDEN
For (Entity name): Holden Family Reuliving	For (Entity name): Holden Family Rev Living Trust
Lot 9 Section: 2 Trust	Lot 9 Section: 2
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me on the 2021 by Robert Holden. BETTY PARKS	is the 5th day of July,
Notary Public, State of Texas	Public Forme of Texas
3 COMITOT MONTOOMERT 9	
This instrument was acknowledged before me on the 20 2 by Rose Holden. BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	as the day of July, Public State of Texas

By: Migette Lane	By:
Print Name: Brigitte LANE	
For (Entity name):	$\alpha \sim m \tilde{n} / / / / / / \sim$
Lot /O Section: 2	Lot 10 Section: 2
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before in 20 21 by Taigette Lane BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	
STATE OF TEXAS § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before r 20_21 by M. Chael L. Lane	the on this the $\frac{23^{\text{rd}}}{\text{day of }}$ day of $\frac{\text{April}}{\text{day of }}$,
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Notary Public State of Texas

This amendment shall become effective at the expira as set out in Section I paragraph 3 of the Restrictions	` / *	
By Jimmy D. Stovall	By: Jon Stoul	
Print Name: Jimmy Stovall	Print Name: Pamala Stovall	
For (Entity name):	For (Entity name):	
Lot 11 Section: 2	Lot 11 Section: 2	
Lot 12 Section: 2	Lot 12 Section: 2	
Lot <u>/3</u> Section: <u>2</u>	Lot <u>13</u> Section: <u>2</u>	
Lot Section:	Lot Section:	
Lot Section:	Lot Section:	
Kleimann Estates Subdivision	Kleimann Estates Subdivision	
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me on this the		
STATE OF TEXAS § § COUNTY OF MONTGOMERY §		
This instrument was acknowledged before me on the 20 21 by Should U.	nis the 16th day of July,	
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 Page 4 of		

This amendment shall become effective at the expiration of the first successive ten (10) year period

as set out in Section I paragraph 3 of the Restriction	s, which shall be February 27, 2024.
By: Dave Starall	By: fam Stovell
Print Name: Dave Stouck	Print Name: Panala Stovall
For (Entity name):	For (Entity name):
Lot Iract A Section: 2	Lot Track A Section: 2
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
EXECUTED this low day of July , 2 STATE OF TEXAS § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me on to 20 Z by Dave Should BETTY PARKS BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Betty facks y Public - State of Texas
STATE OF TEXAS § § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me on t 20_2_by	his the 16th day of July,
BETTY PARKS	y Public State of Texas
Notary Public, State of Texas Comm. Expires 05-09-2023 Page 4 of	f 4

By: Blil Ill	By: Oll SO
Print Name: Blake Slade	Print Name: Ashley Slade
For (Entity name):	For (Entity name):
Lot 14 Section: 2	Lot 14 Section: 2
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
EXECUTED this 4th day of July	202\
STATE OF TEXAS § COUNTY OF MONTGOMERY §	••
This instrument was acknowledged before me 2021 by Blake Slade	e on this the 4th day of July.
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Notary Public - State of Texas
STATE OF TEXAS \$ § COUNTY OF MONTGOMERY \$	
This instrument was acknowledged before me 2021 by Ashley Stocke.	e on this the 4th day of July.
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Notary Public State of Texas

\bigcap	en: D M.
By: Joyce Pullin	By: Eddie Puller
Print Name: Joyce Pullin	Print Name: Eddie Pullin
For (Entity name):	For (Entity name):
Lot <u>15</u> Section: <u>2</u>	Lot <u>15</u> Section: 2
Lot 15 A Section: 2	Lot 15A Section: 2
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
EXECUTED this 17th day of October , 20 STATE OF TEXAS § COUNTY OF MONTGOMERY §) <u>20</u> .
This instrument was acknowledged before me on the 20 20 by Toyce Pullin.	his the 17 th day of October,
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	y Publik-State of Texas
STATE OF TEXAS § § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before me on the 2020 by Eddie Pullin.	his the 17th day of October,
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 Page 4 o	

By: Mo De	By: Cuptal Son out
Print Name: MICHARE PARRIN SAVAINT	Print Name: Crystal Savant
For (Entity name):	For (Entity name):
Lot \\o Section: 2	Lot \\ \emptyset \
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me on 20 20 by Crystal Saxat. BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	this the 14th day of November Botty L Parks ary Public-State of Texas
STATE OF TEXAS § § COUNTY OF MONTGOMERY § This instrument was acknowledged before me on 20 20 by Michael Darch Savan	this the 14th day of November
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Botte Lakes ary Public State of Texas

This amendment shall become effective at the expiration of the first successive ten (10) year period as set out in Section I paragraph 3 of the Restrictions, which shall be February 27, 2024.

$\alpha \beta \cdot \alpha M_{c} / \alpha$	f LunAl
By: Muyly Mc Laurin	By: frank of My sum
Print Name: Chery/ McLaurin	Print Name: FRANK IT McLauvin
For (Entity name):	For (Entity name):
Lot 17 Section: 2	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me 20_20 by Chery Mc Laurin . BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	th
STATE OF TEXAS § § COUNTY OF MONTGOMERY §	·
This instrument was acknowledged before me 20 20 by Frank # My Laurin.	on this the 14th day of Nevember
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Betty Hacks Notary Poolic State of Texas

Page 4 of 4

This amendment shall become effective at the expira	
as set out in Section I paragraph 3 of the Restrictions	, which shall be February 27, 2024.
(I and	
By: Mart Much	By: John MU
Print Name: WSa L. MOUCI	Print Name: KUSSell E. LLOOD
For (Entity name):	For (Entity name):
Lot 20 Section: 2	Lot 20 Section: 2
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged before me on the 20 2 by Live Work Work Parks BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 STATE OF TEXAS § COUNTY OF MONTGOMERY §	day of March, tty f. Parks y Public-State of Texas
This instrument was acknowledged before me on the 2021 by Russell E. Wood.	ais the 28th day of March,
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006 Page 4 of	Public - State of Texas

	_ \
By: Keal Arrent	By: Came McCarl
Print Name: Donald 5 M Cal	Print Name: Ownie McComb
For (Entity name):	For (Entity name):
Lot 25 Section: 2	Lot 25 Section: 2
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY § This instrument was acknowledged before me on the 20 21 by Donald Time Comb BETTY PARKS Notary Public, State of Texas Notary Public, State of Texas Notary ID 3826006	day of July, But factor Public State of Texas
STATE OF TEXAS \$ § COUNTY OF MONTGOMERY \$	
This instrument was acknowledged before me on the 20 z \ by Conje McConje.	is the 4th day of July,
BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	Public-Ktate of Texas

By: / San Janch	By:
Print Named Joy FINCH	
For (Entity name):	For (Entity name):
Lot 29 Section: 2	Lot Section:
Lot Section:	Lot Section:
Kleimann Estates Subdivision	Kleimann Estates Subdivision
STATE OF TEXAS § COUNTY OF MONTGOMERY This instrument was acknowledged before r 20 20 by Joy Finch BETTY PARKS Notary Public, State of Texas Comm. Expires 05-09-2023 Notary ID 3826006	
STATE OF TEXAS § COUNTY OF MONTGOMERY §	
This instrument was acknowledged before a 20by	me on this theday of,
	Notary Public - State of Texas

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EXHIBIT "A"

BEING 110.582 acres of land out of the Neal Martin Survey, Abstract No. 26, Montgomery County, Texas, and being a part of the same land in Deeds to Carl Kleimann, recorded in Volume 786, Page 768, Emma K. Stanfield, recorded in Volume 786, Page 776, and John R. Kleimann, recorded in Volume 786, Page 784, Deed Records of Montgomery County, Texas; and, said 110.582 acres being more particularly described as follows:

BEGINNING at the Northwest corner of Edward G. Barnes tract, Deed of which is recorded in Volume 416, Page 331, Deed Records, Montgomery County, Texas, and the South line of former Rachel O'Banion et al., tract, Deed of which is recorded in Volume 300, Page 611, Deed Records, Montgomery County, Texas, and the lower Northeast corner of former John B. Kleimann tract, Deed of which is recorded in Volume 289, Page 15, Deed Records, Montgomery County, Texas, for the lower Wortheast corner of herein described tract;

THENCE N. 75° 00' W., along the South line of said former O'Banion tract, passing here Southwest corner and the Southeast corner of James H. Foster, Trustee, tract, Deed of which is recorded in Volume 665, Page 564, Deed Records, Montgomery County, Texas, and continuing along his lower South line and the lower North line of said Kleimann tract for a total distance of 2880.68 feet to the lower Southwest corner of said Foster tract and an inside corner of herein described tract:

THENCE N. 14° 56' 42° E., along the lower West line of said Foster tract and the upper East line of said Kleimann tract for a distance of 849.83 feet to an inside corner of said Foster tract and the upper Northeast corner of said Kleimann tract;

THENCE N. 73° 54° W., along the upper South line of said Foster tract and the upper North line of said Kleimann tract for a distance of 2243.25 feet to its intersection with the 201 contour line of Lake Conroe;

THENCE along the 201 contour line of Lake Conroe with its meanders as follows:

S. 37° 39' 35" W., 208.95 feet,
W. 64° 39' 25" W., 199.80 feet,
S. 76° 32' 35" W., 112.44 feet,
H. 52° 55' 25" W., 68.82 feet,
N. 17° 12' 35" E., 115.63 feet,
N. 37° 29' 00" W., 131.69 feet to its inter-

N. 37° 29' 00" W., 131.69 feet to its intersection with the upper South line of said Poster tract and the upper North line of said Kleimann tract;

THENCE N. 74° 00° 50° W., along the upper South line of said Foster tract and the upper North line of said Kleimann tract for a distance of 561.23 feet to its intersection with the 201 contour line of Lake Conroe;

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THENCE along the 201 contour line of Lake Conroe with its meanders as follows:

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S. 28° 00° 30° W., 92.40 feet,
S. 09° 08' 30° E., 242.20 feet,
S. 32° 52' 30° W., 252.45 feet,
S. 31° 52' 30° W., 264.40 feet,
S. 10° 59° 30° E., 148.85 feet,
M. 85° 24° 30° E., 92.70 feet,
N. 37° 27° 30° E., 195.55 feet,
S. 21° 13' 30° E., 206.50 feet,
N. 54° 06' 30° E., 49.35 feet,
N. 09° 41' 30° W., 168.12 feet,
W. 06° 37' 30° E., 172.55 feet,
W. 06° 37' 30° W., 105.10 feet,
N. 27° 28' 30° E., 113.04 feet,
N. 27° 28' 30° E., 118.50 feet,
S. 80° 44' 30° E., 121.80 feet,
S. 30° 05' 30° W., 161.75 feet,
S. 28° 22' 30° W., 239.80 feet,
S. 25° 47' 30° E., 129.65 feet,
S. 73° 22' 30° E., 129.65 feet,
M. 67° 03' 30° E., 189.68 feet to a point for corner;
```

THENCE W. 45° 14' 03" E., for a distance of 193.67 feet to a point for corner;

THENCE S. 62° 22' 00" E., for a distance of 1750.0 feet to a point for corner;

THENCE S. 52° 21' 37° E., for a distance of 738.05 feet to a point for corner;

THENCE S. 14° 56' 42° W., for a distance of 503.59 feet to a point for corner;

THENCE S. 75° 00' E., for a distance of 3184.85 feet to a point for corner in the lower East line of said Kleimann tract and the West line of said Barnes tract;

THENCE N. 14° 38' 30° E., along the West line of said Barnes tract and the lower East line of said Kleimann tract for a distance of 762.34 feet to the point of beginning, and containing 110.582 acres of land.

Doc #: 2021099026 Pages 44

FILED FOR RECORD 07/20/2021 08:02AM

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of the illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present a the time the instrument was filed and recorded.

STATE OF TEXAS, COUNTY OF MONTGOMERY

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

07/20/2021

County Clerk
Montgomery County, Texas