

DEED RESTRICTIONS
CAMILLA LAKE SITES, SECTION III
SAN JACINTO COUNTY, TEXAS
AS AMENDED
SEPTEMBER 3, 2022

Generally known as Camilla Lake Sites, Section Three (3), Block One (1) inclusive through Block Five (5), a recorded subdivision in San Jacinto County, Texas, as shown by that map or plat of same recorded in Volume 97, page 311, of the Deed Records of San Jacinto County, Texas.

This document reflects those changes to the original Deed Restrictions filed on October 12, 1967 and amended on September 5, 2020 , also found in County Clerk’s Real Property Records, San Jacinto County, Texas, under the File No. 5219, Volume 197, page 380.

WHEREAS, on September 3, 2022, a quorum of members, as defined in the Constitution and By-laws of the Camilla Lake Sites, Section III, Civic Club, met and voted to amend the “covenants and conditions” (i.e. Deed Restrictions) covering the use and development of the property described herein and filed with the County Clerk, San Jacinto County, Texas. The members voted to add two restrictions as stated in the following paragraphs for the mutual benefit of each other and for the protections of property values:

Restriction 1 - Camilla Lake Sites, Section III, Civic Club does not discriminate based on race, ethnicity, religion, sexual orientation, age, or disability.

Restriction 2 – The title to all roads, lanes or other passageways, except public roads, shall remain in the Grantor herein, and are the private property of the Grantor, but Grantor hereby gives the lot owners and their guests the right to use same.

Restriction 3 – Only one one-family residence may be erected, altered, placed, or be permitted on any lot. No residence may be erected that contains less than 720 feet of covered living area. All buildings must be constructed of wood, wood siding, wood shingles, masonry, engineered or concrete siding, or of material of equal or better quality. No mobile homes.

Restriction 4 – All sewage shall be taken care of in a method to meet with San Jacinto County health standards and Trinity River Authority requirements.

Restriction 5 – An easement is reserved across said lots for utility installation and maintenance.

Restriction 6 – The above covenants and conditions are binding upon, and are to be observed by the Grantee herein, as well as his/her heirs, executors and administrators, and assigns, to run in favor of, and be enforceable by any person who shall hereafter own any of that land known as Camilla Lake Sites Subdivision, Section Three, as shown by that map or plat of same recorded in volume 97, page 311 of the Deed Records of San Jacinto County, Texas, and in case of, and upon any violation of the said conditions, this conveyance shall be null and void, and the said premises shall then and there wholly and absolutely revert, without suit or re-entry, to the Grantor herein, his heirs or assigns, and no act of omission upon the part of any beneficiaries of this clause shall be a waiver of the operations or enforcement of either such covenants or conditions.

Restriction 8 – No noxious or offensive trade or activity shall be carried on upon any residential lot, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood.

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Restriction 9 – Each member shall keep their property in a reasonably neat manner and shall in no event permit an accumulation of garbage, trash, rubbish, or other waste of any kind to remain thereon.

Restriction 10 – Members shall refrain from littering in, and around, the lake and along roads, and shall also instruct their family, guests, and employees not to litter.

Restriction 11 – Cars and boat trailers shall not block roads or driveways in Camilla Lake Sites, Section III.

Restriction 12 – The property currently owned by the Camilla Lake Sites, Section III, Civic Club, designated as “The Park” shall be used only by property owners and their guests.

Deed Restrictions Added by Quorum Vote of Camilla Lake Sites, Section III, Civic Club Members on September 3, 2022:

Restriction 13 – No lakefront buildings can be amended or constructed to be higher than 28 feet.

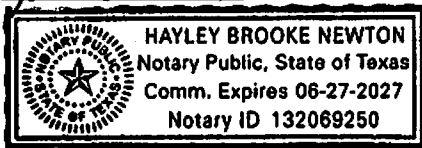
Restriction 14 – No homes or buildings may be advertised as short-term rentals (less than 120 days) on public websites.

This information has been compiled by the current officers of the Camilla Lake Sites, Section III, Civic Club for the benefit of homeowners in our subdivision. It will be made available to all owners after the September 3, 2022, annual Civic Club meeting.

Camilla Lake Sites, Section III, Civic Club:

- Jennifer Thompson, President, 713-539-5569 Jennifer M. Thompson

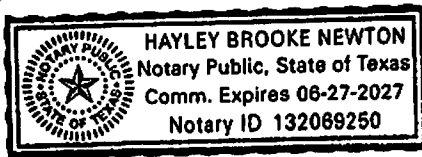
Subscribed, sworn to and acknowledged before me by Jennifer Thompson this 30 day of June 2023.



Hayley Newton
Notary Public, State of Texas

- Robert Lannom, Vice President, 281-900-3040 Robert W. Lannom

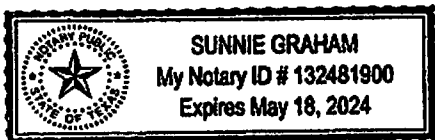
Subscribed, sworn to and acknowledged before me by Robert Lannom this 30 day of June 2023.



Hayley Newton
Notary Public, State of Texas

- Karen Francis, Treasurer, 832-758-0199 Ka Fran

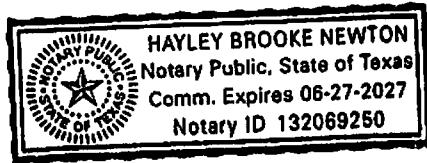
Subscribed, sworn to and acknowledged before me by Karen Francis this 7th day of July 2023.



Sunnie Graham
Notary Public, State of Texas

- Geneen Lannom, Secretary, 281-795-2251 Geneen Lannom

Subscribed, sworn to and acknowledged before me by Geneen Lannom this 30th day of June 2023.



Hayley Brooke Newton
Notary Public, State of Texas

Filed for Record in:
San Jacinto County

On: Jul 07, 2023 at 11:27A

As a
Recording

Document Number: 20233847

Amount 29.00

Receipt Number - 61359

By:
Cindy Henderson

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 hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Jul 07, 2023

Dawn Wright, County Clerk
San Jacinto County, Texas