

1494035
ADDENDUM

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRINITY

The following paragraphs are hereby, for all purposes, made a part of and amend the Restrictive Covenants dated 10 April, 1967, amended on 7 June, 2010, in accordance with Texas Property Code and Texas Business Code. Said addendum amends the following paragraphs:

C-3: An election will be held annually at the regular meeting to maintain (5) Directors. Directors must be lot owners in Camp Branch Acres Subdivision. The Directors will elect a Chairman, who will only vote in case of a tie, and a Secretary from their number. Any two or more board offices, other than the offices of Chairman and Secretary, may be held by the same person. Terms for Directors will be for 2 years and each can be re-elected for an additional 2 years. At the end of 4 years in office, a Director must have a one year break before being eligible for re-election. If no one is available to fill a vacancy, the incumbent may be re-elected until the next election when a replacement candidate becomes available and is elected by the membership. (Tex. Bus. Org. Code 22.231)

D-4: The amount assessed against each lot shall be secured by a lien on such lot, which lien is hereby created, and such lien shall be enforceable through appropriate proceedings at law by the association as follows:

(a) In this section, "assessment lien" means a lien, lien affidavit, or other lien instrument evidencing the nonpayment of assessments or other charges owed to a property owners' association.

(b) An assessment lien filed in the official public records of a county is a legal instrument affecting title to real property.

(c) Before a property owners' association files an assessment lien, the association must provide notices of delinquency in accordance with Subsections (d) and (e).

(d) The first notice of delinquency must be provided:

(1) by first class mail to the property owner's last known mailing address, as reflected in records maintained by the association; or

(2) by e-mail to an e-mail address the property owner has provided to the property owners' association.

(e) The second notice of delinquency must be provided by certified mail, return receipt requested, to the property owner's last known mailing address, as reflected in the records maintained by the association, not earlier than the 30th day after notice is given under Subsection (d).

(f) A property owners' association may not file an assessment lien before the 90th day after the date notice of delinquency was sent to the property owner under Subsection (e).

(g) Subsections (c), (d), and (e) do not apply to a property owners' association providing a property owner covered by the Servicemembers Civil Relief Act (50 U.S.C. Section 3901 et seq.) the protections to which the owner is entitled under the Act. (Tex. Prop. Code 209.094)

Signed this 26th day of March, 2024.

Camp Branch Acres Property Owners Association

Kelle Rahm
Kelle Rahm, Chairman

FILED
at 8:15 o'clock A M

MAR 26 2024

SHASTA BERGMAN
COUNTY CLERK, TRINITY COUNTY, TEXAS
RX Dummetts

THE STATE OF TEXAS

COUNTY OF TRINITY

This instrument was acknowledged before me on this the 26th day of March, 2024, Kelle Rahm, Chairman of the Board of Camp Branch Acres Property Owners Association, on behalf of said Association.

Lisa K Rogers
Notary Public

(seal)

