

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR  
KNIGHTS CROSSING TOWNHOMES**

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

This First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (this "*Amendment*") is made by the Members of the Montgomery Knights Crossing Homeowners Association, a Texas nonprofit corporation (the "*Association*").

**RECITALS:**

WHEREAS, MHI PARTNERSHIP, LTD., a Texas limited partnership ("*Declarant*"), filed the "Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes" in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2007-098428, as same has been or may be amended and supplemented from time to time (the "*Declaration*"); and

WHEREAS, Article XII, Section 12.1. of the Declaration provides that the terms of the Declaration may be amended at any time by the Owners of at least 67% of the Lots within the Property; and

WHEREAS, this Amendment was approved by Owners of at least 67% of the Lots within the Property, as evidenced by Exhibit A, attached to and incorporated in this Amendment for all purposes; and

WHEREAS, the capitalized terms used in this Amendment are defined as set forth in the Declaration, and such definitions are incorporated in this Amendment by this reference.

NOW, THEREFORE, the Declaration is amended as follows:

1. Article IV, Section 4.1. of the Declaration, entitled "Insurance" is amended and restated to read as follows:

**Section 4.1. Insurance.**

(a) Owner's Insurance. Each Owner must obtain and maintain in force at all times insurance covering the Owner's Unit, the contents of the Unit, and all insurable improvements the Owner has the obligation to maintain, repair, or replace as provided in this Declaration. Such insurance shall cover loss or damage by fire or other hazards, and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. Each Owner must also obtain insurance to cover general liability. The Board of Directors may establish the amounts and specifics of the required insurance in its reasonable discretion.

On or before January 1 of each year, each Owner shall provide the Board of Directors with proof of the required insurance coverage. If an Owner fails to provide such proof, the Board of Directors has the right but not the obligation to obtain the required insurance on behalf of the Owner and charge all related costs for such insurance to the Owner as a Reimbursement Assessment. It is also highly recommended that each Owner obtain insurance to cover floods and the deductible amount on other policies.

(b) Association Insurance. The Board of Directors or its duly authorized agent shall have the authority to and shall obtain insurance for all insurable improvements the Association has the obligation to maintain, repair, or replace as provided in this Declaration. Such insurance shall cover loss or damage by fire or other hazards, including extended coverage, vandalism, and malicious mischief and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. The Board shall obtain a general liability policy covering the Association for all damage or injury caused by the negligence of the Association or any of its directors or agents, and, if reasonably available, directors' and officers' liability insurance.

Premiums for all insurance which it is the obligation of the Association to provide shall be common expenses of the Association. The policies may contain a reasonable deductible, and the amount thereof shall be added to the face amount of the policy in determining whether the insurance at least equals the full replacement cost.

In addition to the other insurance required by this section, the Board of Directors may obtain, if and to the extent necessary, a fidelity bond or bonds on directors, officers, employees, and other persons handling or responsible for the Association's funds. The amount of fidelity coverage shall be determined in the directors' best business judgment. Bonds shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation and may not be cancelled or substantially modified without at least ten (10) days' prior written notice to the Association.

2. Article IV, Section 4.2. of the Declaration, entitled "**Damage or Destruction**", is amended and restated to read as follows:

**Section 4.2. Damage or Destruction.**

(a) Claims by Association. Immediately after the damage or destruction by fire or other casualty to all or any improvement covered by insurance written in the name of the Association, the Board or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed property. Repair or reconstruction, as used in this paragraph, means repairing or restoring the property to substantially the same condition and location that existed prior to the fire or other casualty.

(b) Repair and Reconstruction. If the damage or destruction for which the Association's insurance proceeds are paid is to be repaired or reconstructed and such proceeds are not sufficient to defray the cost thereof, the Board of Directors may, without the necessity of a vote of the Association's members, levy a special assessment against all Owners for the deficiency. Additional Assessments may be made in like manner at any time during or following the completion of any repair or reconstruction. If the funds available from the Association's insurance exceed the costs of repair or reconstruction or if the improvements are not repaired or reconstructed, such excess shall be deposited to the benefit of the Association.

(c) Duty to Rebuild. It is the Owner's obligation to have repaired or reconstructed any damage or destruction to their Unit, landscaping, or improvements. If a Unit, landscaping, or improvement located on a Lot is damaged by fire, storm, or other

casualty, the Owner must bring the affected Lot and all improvements thereon, as applicable, into compliance with this Declaration within the time period set by the Association on a case-by-case basis, pursuant to the architectural requirements and approval process set forth in this Declaration. Regarding a Unit that is totally destroyed due to casualty, the Owner(s) of the Unit must have the Unit or damaged portions of the Unit razed within the time period established by the Association on a case-by-case basis and replaced within the time frame established by the Association on a case-by-case basis, with such replacement subject to prior written approval by the Architectural Review Committee. Repair or reconstruction of a damaged or destroyed Unit, landscaping, or any improvement on a Lot shall be to substantially the same condition to which the Unit, landscaping, or improvement existed prior to the damage.

(d) Owner's Liability. Each Owner shall be liable to the Association for all costs incurred by the Association if such loss was caused by the negligence or intentional acts of the Owner, his tenants, guests or invitees.

3. Article VI, Section 6.1. of the Declaration, entitled "**Owner Maintenance**", is amended and restated to read as follows:

**Section 6.1. Owner Maintenance.** Owners shall maintain and keep in good repair the following:

- (a) The interior of their Units, including enclosed porches, if any; interiors of chimneys, if any; all glass surfaces and doors, including all fixtures, framing, and related hardware; air conditioning equipment; utility company meters; circuit breakers and switch panels; sanitary sewer lines; and gas and electric power service lines;
- (b) the exterior of their Units, as follows: paint, repair, and replacement of exterior surfaces including roofs; outdoor fireplaces; brick; stucco; gutters; downspouts, if any; driveways; sidewalks and walkways; and fencing;
- (c) Rear Yards (including the landscaping inside the Rear Yard, if any), provided that no improvements made to the Rear Yards may interfere with or disturb the proper functioning of the drainage system of adjoining Lots;
- (d) All landscaping outside the Rear Yards;
- (e) The foundations of their Units;
- (f) The structural supports for roofs and walls within their Units;
- (g) All fixtures and equipment installed on the Lot for the exclusive use of the Lot, commencing at a point where the utility lines, pipes, wires, conduits, or systems (which, for brevity, are hereafter referred to as "utilities") enter the Lot; and
- (h) Light bulbs in light fixtures under the exclusive control of an Owner, including the replacement thereof.

In the event an Owner fails to maintain his or her Lot or Unit and the

improvements situated thereon in a manner satisfactory to the Board of Directors, the Association has the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot and any improvements thereon. The cost of such maintenance shall be added to and become a part of the Assessments to which such Lot is subject.

4. Article VI, Section 6.3. of the Declaration, entitled “**Association Maintenance**”, is amended and restated to read as follows:

**6.3. Association Maintenance.** In addition to the maintenance of the Common Area, if any, the Association shall be responsible for installing and maintaining the lawns located outside the Rear Yard and sprinkler systems installed by Declarant or the Association outside the Rear Yard. Such maintenance provided by the Association does not include any of those items listed as Owner maintenance obligations in Section 6.1. The Association is granted an easement over, across, and under all areas on the Lot for the purpose of maintaining the grounds and other site improvements. In the event that the need for maintenance or repair of a Lot, Common Area, or the improvements thereon is caused through the willful or negligent acts of its Owner, or through the willful or negligent acts of the family, guests, or invitees of the Owner of the Lot needing such maintenance or repair, the cost of such exterior maintenance shall be added to and become part of the Assessments to which such Lot is subject.

Notwithstanding anything contained herein to the contrary, the Association will remain responsible for limited repairs affecting certain Units, as follows: (1) one-time roof replacement of Units 66, 70, 82, 86, 103, 107, 114, and 118 (the “**Roof Replacement**”), and (2) specific repairs related to the construction defect lawsuit settled in April 2021 to which the Association was a party, such repairs being as follows: (i) Juliet balcony repairs; (ii) outdoor fireplace repairs; and (iii) rear supports and balcony structure repairs (collectively, the “**Lawsuit Repairs**”). The scope of the Lawsuit Repairs will be identified by contractors retained by the Board of Directors, and the costs for the Lawsuit Repairs will be approved by the Board of Directors in its sole discretion. The Lawsuit Repairs will be an expense of the Association, funded by General Assessments or Special Assessments, as permitted by Article IX hereof. The target date for identification of all Lawsuit Repairs is June 30, 2023 and the target completion date for all Lawsuit Repairs is June 30, 2026; however, the Board of Directors may permit reasonable extensions of such dates as it deems necessary. Upon completion of the respective Roof Replacement or Lawsuit Repairs as provided herein, the Association will have no further or continuing obligation for repairs to Units. This paragraph does not obligate the Association to provide insurance coverage for any Unit, which remains the duty of the Owner.

5. Article VII, Section 7.3. of the Declaration, entitled “**Destruction by Fire or Other Casualty**”, is amended and restated to read as follows:

**7.3. Destruction by Fire or Other Casualty.** If a party wall or roof is destroyed or damaged by fire or other casualty, it shall be the responsibility of the Owners who make use of the party wall or roof to restore it. Any Owner who has used the party wall or roof may restore it, and, if other Owners thereafter make use of the wall or roof, they shall contribute to the cost or restoration thereof in

proportion to such use, without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omission.

Except as amended in this Amendment, all provisions in the Declaration remain in full force and effect.

[SIGNATURE PAGE FOLLOWS.]

EXECUTED as of the 29<sup>th</sup> day of December, 2022.

**ASSOCIATION:**

**MONTGOMERY KNIGHTS CROSSING  
HOMEOWNERS ASSOCIATION,**  
a Texas nonprofit corporation

By: *Paul Krueger*  
Print Name: Paul Krueger  
Title: President, MKC HOA

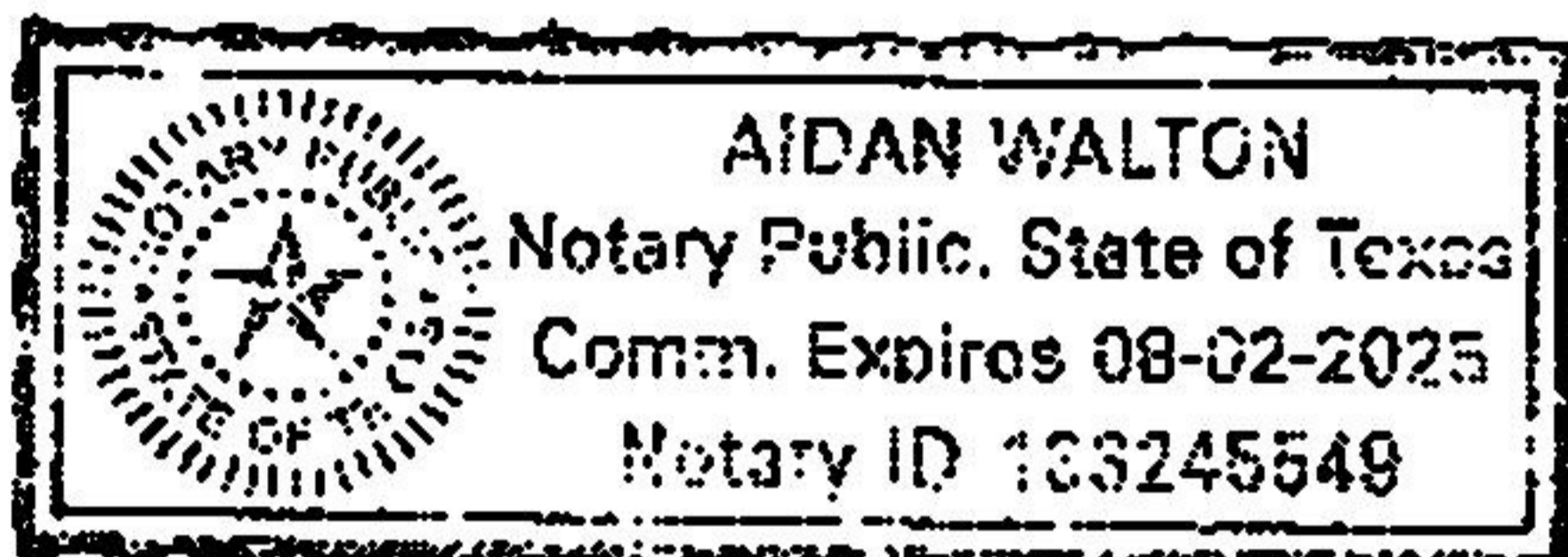
STATE OF TEXAS

§  
§  
§

COUNTY OF Montgomery

BEFORE ME, a notary public, on this day personally appeared Paul Krueger,  
President of Montgomery Knights Crossing Homeowners Association, a Texas nonprofit  
corporation, known to me to be the person whose name is subscribed to the foregoing document and,  
acknowledged to me that s/he executed this document for the purposes and in the capacity expressed in this  
document.

Given under my hand and seal of office this 29<sup>th</sup> day of December, 2022.



*Aidan Walton*  
Notary Public in and for the State of Texas

**EXHIBIT A**

[See attached ballots.]

**BALLOT FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING  
TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "Amendment") as follows:

For Amendment  Against Amendment  
**Owner(s) of Property:** Kevin + Sheila Scott  
[Signature] Signature  
Signature [Signature] Print Name Kevin Scott Print  
Sheila Scott  
Name Date: 12/2/2022 Property in Knights Crossing  
Townhomes: \_\_\_\_\_ Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment  
 Against Amendment

**Owner(s) of Property:**

*Eddie Woodward*

Signature

Eddie Woodward

Print Name

*Macy Woodward*

Signature

Macy Woodward

Print Name

Date: 12/6/2022

**Property in Knights Crossing Townhomes:**

2 Knights Crossing Dr.

Street Address

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stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive, Spring  
Texas, 77382.**

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Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "Amendment") as follows:

For Amendment  
 Against Amendment

*Decline to support  
I have voiced  
my concerns separately*

Owner(s) of Property:

*MRS [Signature]*  
Signature

MICHAEL SARGENT  
Print Name

Dec 19<sup>th</sup>  
Date

*[Signature]*  
Signature

WENDY SARGENT  
Print Name

Dec 19<sup>th</sup>  
Date

Property in Knights Crossing Townhomes:

Number 6  
Street Address

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stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,**

**BALLOT**

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**

Signature

Print Name

Date

Signature

Print Name

Date

**Property in Knights Crossing Townhomes:**

Street Address

10 Knights Crossing Dr. The Woodlands, TX 77382

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

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**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**

*AGAINST!*

Signature

Signature

Print Name

Print Name

Date:

*12.21.2022*

**Property in Knights Crossing Townhomes:**

14 Knights Crossing Drive, The Woodlands, TX 77382

Street Address

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Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**

*Azucena Sierra Ortiz*  
Signature

AZUCENA SIERRA ORTIZ  
Print Name

12/7/22  
Date

*Domingo Gonzalez*  
Signature

DOMINGO GONZALEZ  
Print Name

12/7/22  
Date

**Property in Knights Crossing Townhomes:**

18 KNIGHTS CROSSING DR.  
Street Address

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stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "Amendment") as follows:

- For Amendment  
 Against Amendment

Owner(s) of Property:

Signature

ZELEMKHAN ABDUKERIMOV  
Print Name

DEC, 13, 2022  
Date

Signature

Print Name

Date

Property in Knights Crossing Townhomes:

22 KNIGHTS CROSSING DR.  
Street Address

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stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

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**BALLOT  
FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING  
TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "Amendment") as follows:

For Amendment  
Against Amendment  
**Owner(s) of Property:**

William Brown Signature

Signature Frederick Brown

Print Name  
Frederick Brown

Print Name Date: 12/7/2022  
Deborah Brown

**Property in Knights Crossing Townhomes:**

30 Knights Crossing Dr  
Street Address

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*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "Amendment") as follows:

1124  For Amendment

1124  Against Amendment

**Owner(s) of Property:**

Jon James Jantrane II  
Signature

J. I. Zambitano  
Print Name

12/08/22  
Date

Juliana Cuervo  
Signature

Juliana Cuervo  
Print Name

12/10/22  
Date

**Property in Knights Crossing Townhomes:**

34 N Knights Crossing Dr  
Street Address

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stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

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LESLIE HENDON  
CHARLES AVIZY

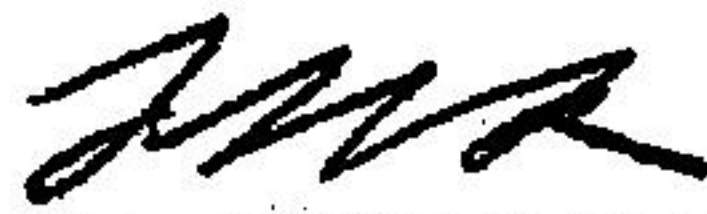
**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**



Signature

Robert Book

Print Name

December 16, 2022

Date

Signature

Print Name

Date

**Property in Knights Crossing Townhomes:**

38 N Knights Crossing Dr. The Woodlands, TX 77382

Street Address

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stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive, Spring  
Texas, 77382.**

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Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

**BALLOT**  
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RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**

Robert & Jessica Carnes

Signature



Print Name: Robert Carnes

Date: December 12, 2022

**Property in Knights Crossing Townhomes:**

42 N Knights Crossing Drive

Street Address

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stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive, Spring  
Texas, 77382.**

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Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

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For Amendment  
Against Amendment

**Owner(s) of Property:**

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_

\_\_\_\_\_  
Signature *Quezada*  
*Maria Esther Quezada T.*  
Print Name Date: Dec, 7, 2022

**Property in Knights Crossing Townhomes:**

*46 N. Knights Crossing*  
Street Address

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stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

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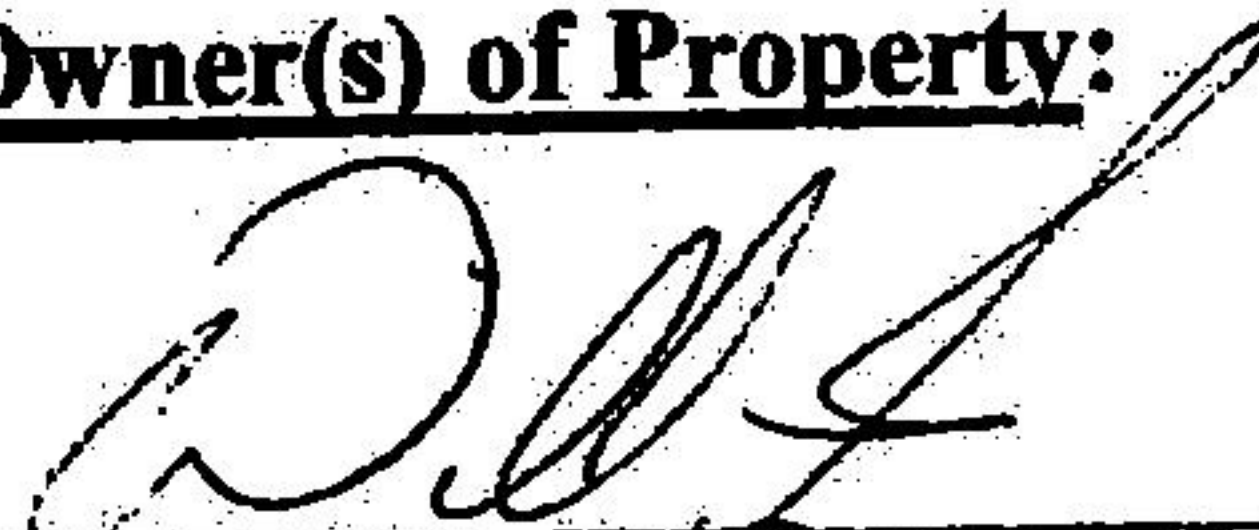
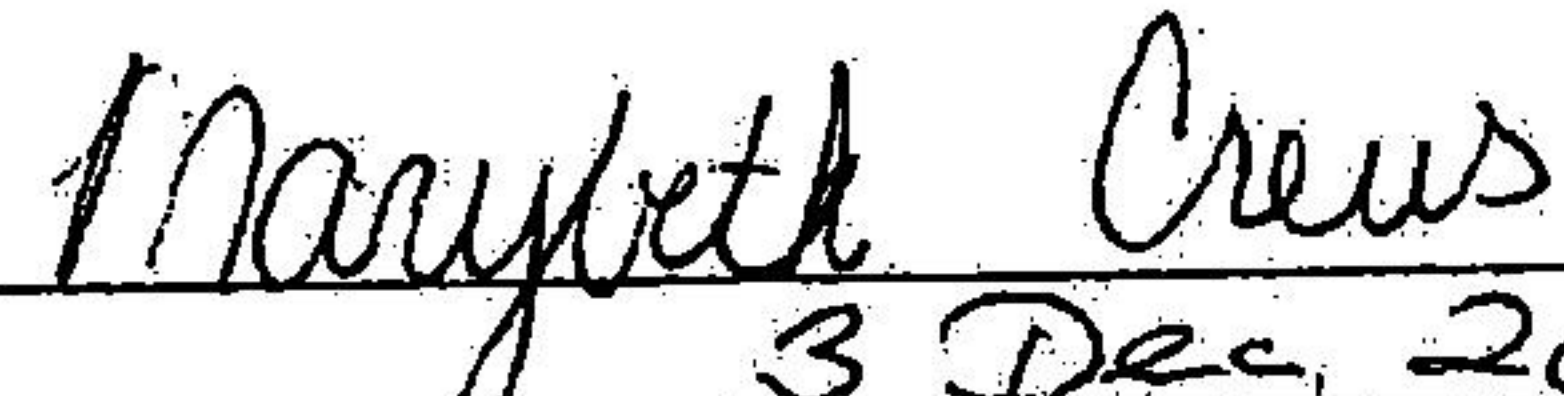
Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

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For Amendment  
~~Against Amendment~~

**Owner(s) of Property:**

		Signature
Signature <u>William Crews</u>	Signature <u>Marybeth Crews</u>	
Print Name <u>Marybeth Crews</u>	Print Name <u>William Crews</u>	Date: <u>3 Dec. 2022</u>

**Property in Knights Crossing Townhomes:**

54 N. Knights Crossing, The Woodlands 77382  
Street Address

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Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

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For Amendment

Against Amendment

**Owner(s) of Property:**

Robert F Eppers  
Signature

Robert F Eppers  
Print Name

12/7/2022  
Date

Carol J Eppers  
Signature

Carol J. Eppers  
Print Name

12/7/2022  
Date

**Property in Knights Crossing Townhomes:**

58 N. Knights Crossing Dr  
Street Address

The Woodlands, TX 77382

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stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

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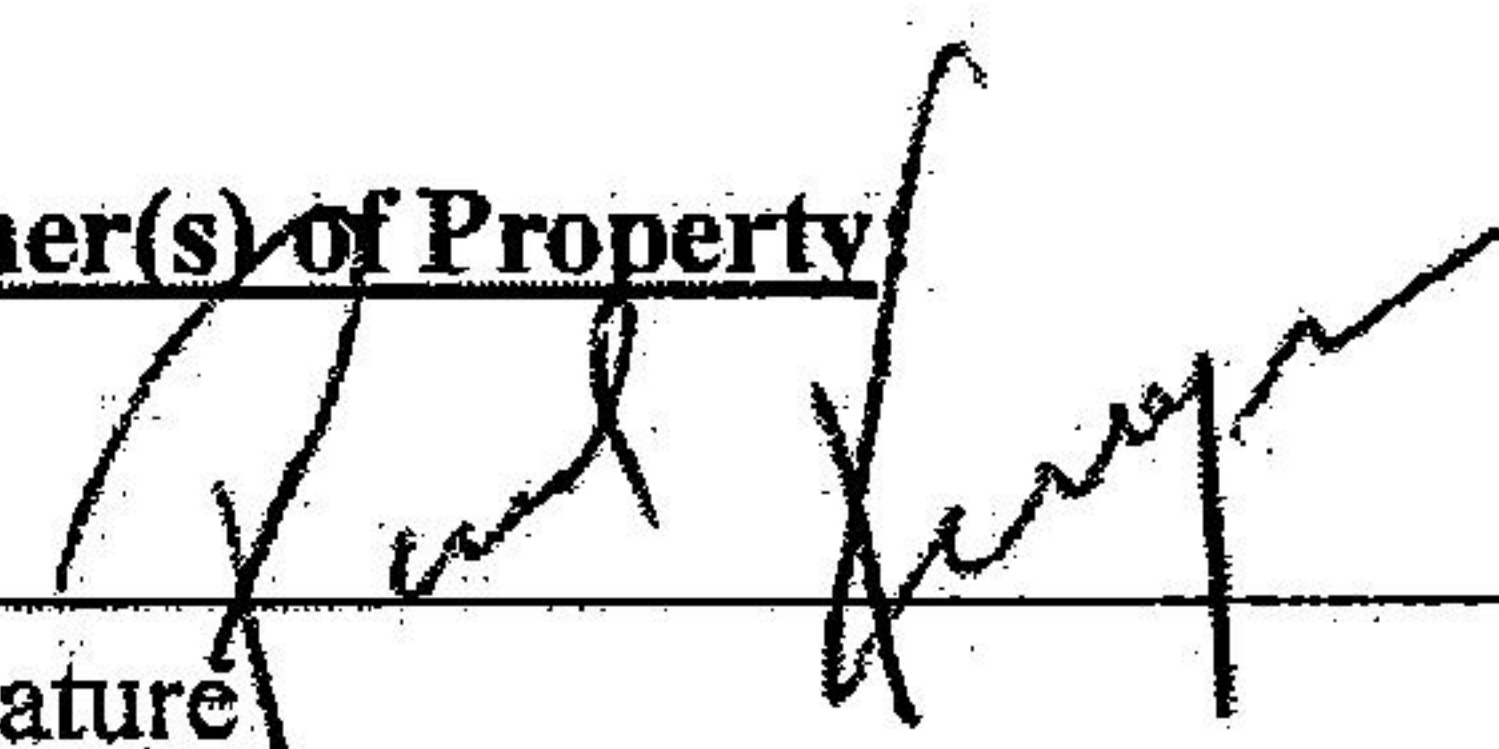
**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

---

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

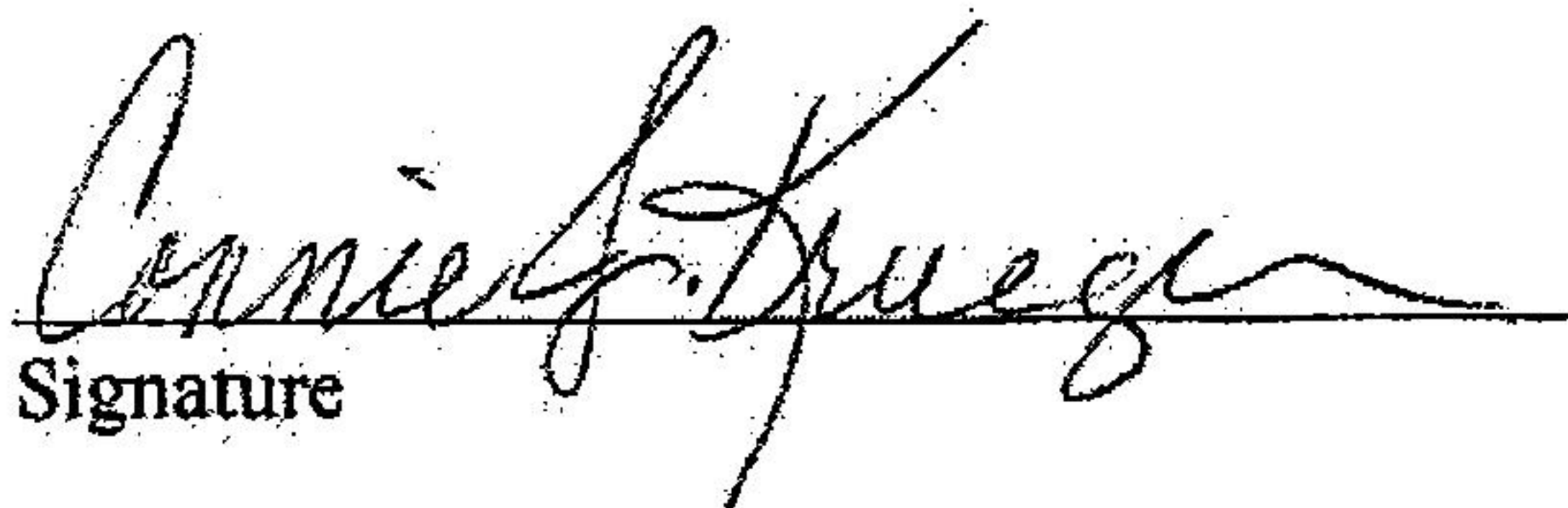
- For Amendment  
 Against Amendment

Owner(s) of Property

  
\_\_\_\_\_  
Signature

Paul Krueger  
\_\_\_\_\_  
Print Name

12/8/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

Connie Krueger  
\_\_\_\_\_  
Print Name

12/08/22  
\_\_\_\_\_  
Date

**Property in Knights Crossing Townhomes:**

62 N. Knights Crossing, Spring Texas, 77382  
\_\_\_\_\_  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

---

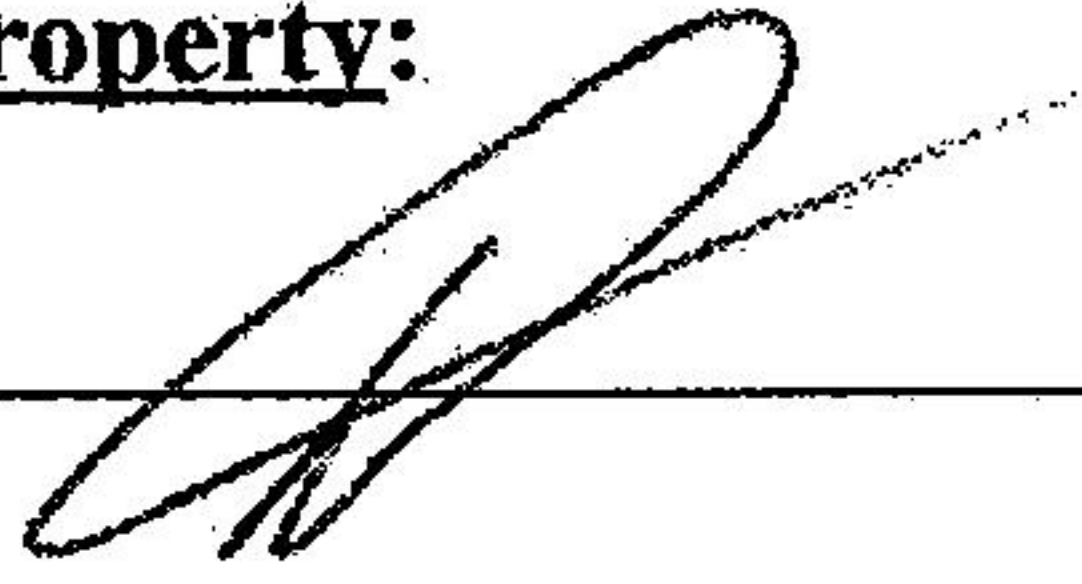
I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**

Signature



Print Name

Abraham Winkelstein

Date

12/5/22

Signature

Print Name

Date

**Property in Knights Crossing Townhomes:**

Street Address

74 N. Knights Crossing Dr.

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,**  
**CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING**  
**TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**

Steve Lewine

Signature

Steve Lewine

Print Name

Julie Lewine

Signature

Julie Lewine

Print Name

Date: 12/5/2022

**Property in Knights Crossing Townhomes:**

82 S. Knights Crossing Dr

Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive, Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*


Ballot for First Amendment to the Declaration – Knights Crossing Townhouse


**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment  
 Against Amendment

**Owner(s) of Property:**

Signature:   
Print Name: Alvaro Ruiz

Signature:   
Print Name: Susana Escribano

Date: 12/02/2022

**Property in Knights Crossing Townhomes:**

86 S Knights Crossing Dr.  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive, Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

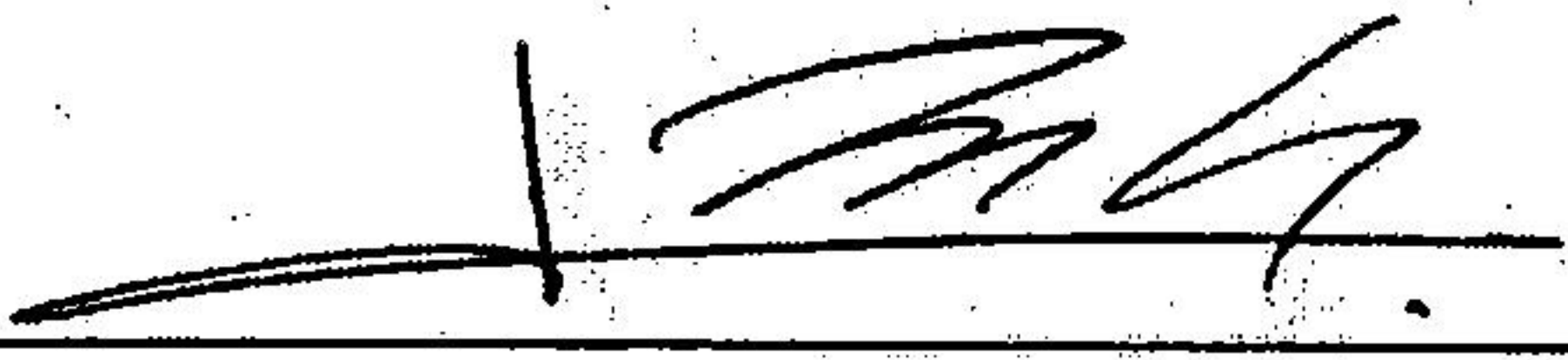
Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "Amendment") as follows:

For Amendment ✓  
Against Amendment

**Owner(s) of Property:**

  
\_\_\_\_\_  
Signature

JOSE L RINCON-GALLARDO  
Print Name

12/02/2022  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Property in Knights Crossing Townhomes:**

87 S. KNIGHTS CROSSING DR, SPRING, TX 77382  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive, Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

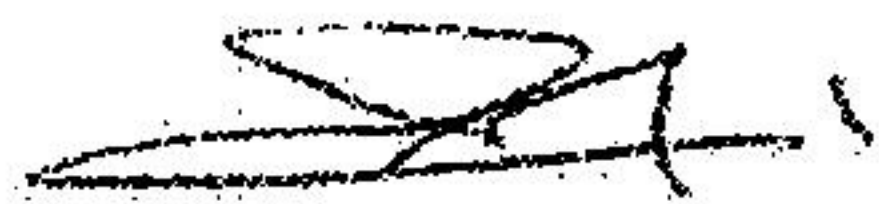
**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**



Signature

Ricardo Arayz

Print Name

11 / 5 / 22  
Date



Signature

Arachey Valdez

Print Name

11 / 5 / 22  
Date

**Property in Knights Crossing Townhomes:**

90 S  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment  
 Against Amendment

**Owner(s) of Property:**

Sabine Campana  
Signature  
Sabine Campana  
Print Name

12/05/2022  
Date

Fred Campana  
Signature  
Fred Campana  
Print Name

12/05/2022  
Date

**Property in Knights Crossing Townhomes:**

945 Knights Crossing Dr.  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "Amendment") as follows:

- For Amendment  
 Against Amendment

**Owner(s) of Property:**

Signature

Print Name

*[Handwritten Signature]*  
Amanda Del Olmo

Date

*Dec 11, 2022*

Signature

Print Name

Date

**Property in Knights Crossing Townhomes:**

*95 S. Knights Crossing*  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the  
First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements  
for Knights Crossing Townhomes.*

*LESLIE*

*CHARLES AUERY*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

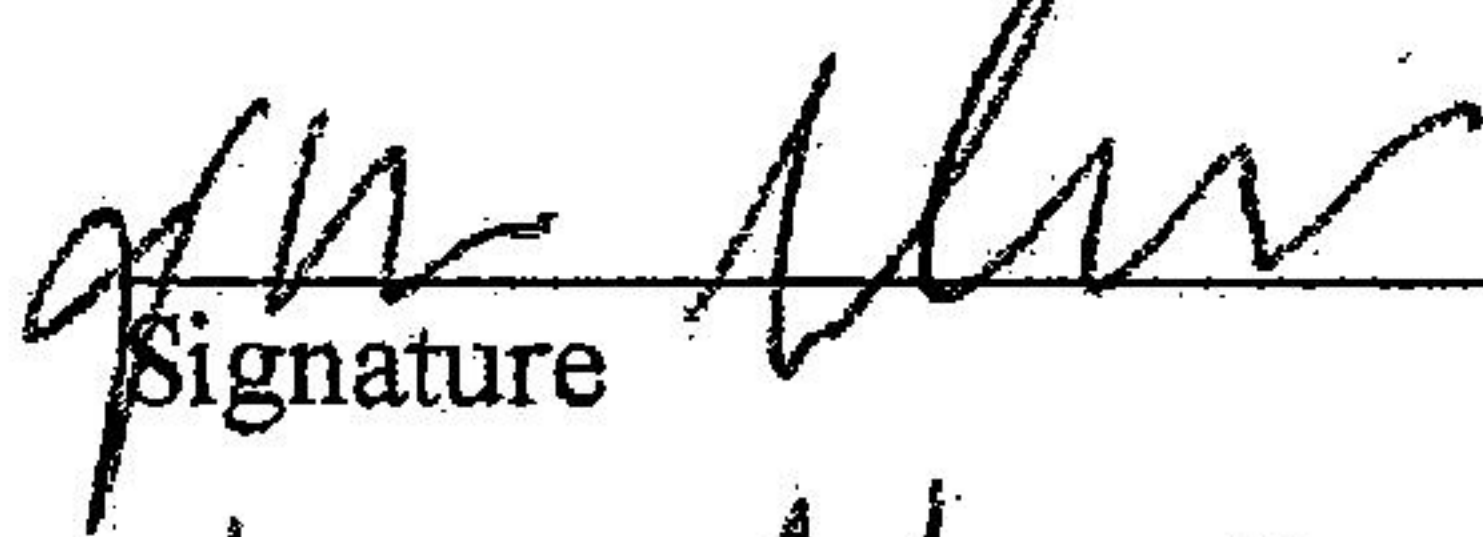
---

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

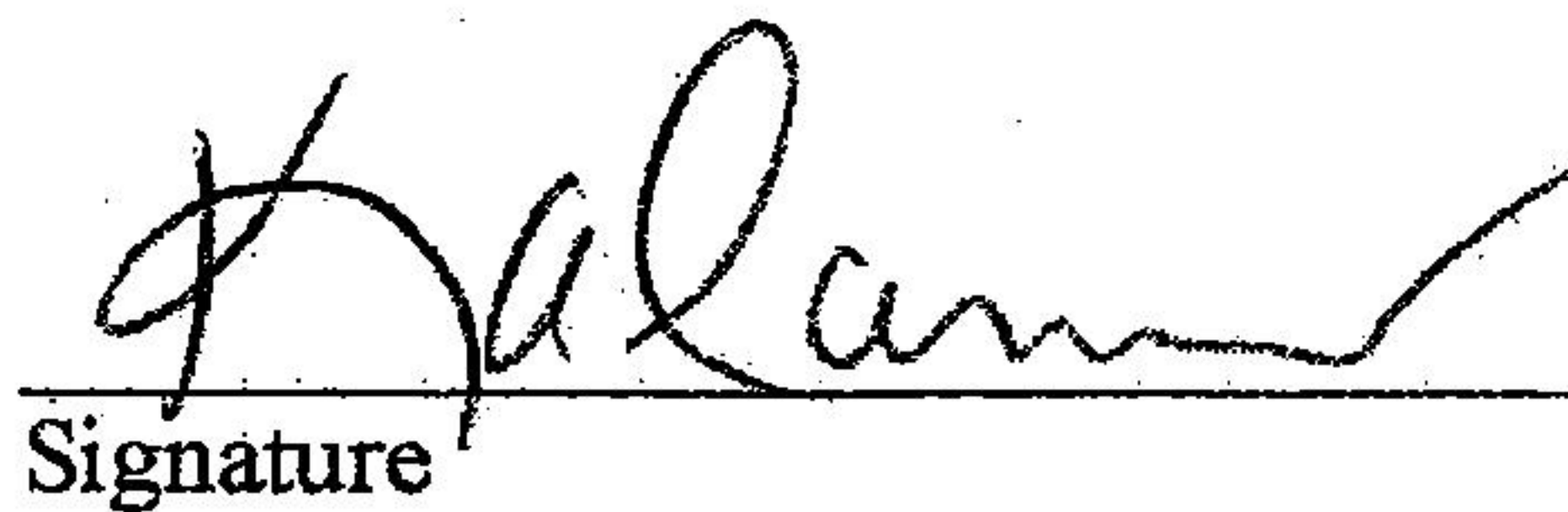
Against Amendment

**Owner(s) of Property:**

  
\_\_\_\_\_  
Signature

Jason Adams  
\_\_\_\_\_  
Print Name

12/5/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

Kari Adams  
\_\_\_\_\_  
Print Name

12/5/22  
\_\_\_\_\_  
Date

**Property in Knights Crossing Townhomes:**

98 S Knights Crossing Dr  
\_\_\_\_\_  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

---

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**

Kerr Travis  
Signature

Kerr Travis  
Print Name

12/9/22  
Date

Jason Travis  
Signature

Jason Travis  
Print Name

12/9/22  
Date

**Property in Knights Crossing Townhomes:**

99 S. Knights Crossing Dr.  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "Amendment") as follows:

- For Amendment  
 Against Amendment

**Owner(s) of Property:**

Signature


  
CHARLES H. AVERY JR.

Print Name

Date

12/2/2022

Signature

  
BRENDA W. AVERY

Print Name

Date

12/2/2022

**Property in Knights Crossing Townhomes:**

Street Address

1025 KNIGHTS CROSSING DR

**Ballots must be received by December 22, 2022 by 6:00PM via email to [stevelewine@gmail.com](mailto:stevelewine@gmail.com) or by letter to Steve Lewine, 82 S. Knights Crossing Drive, Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

---

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

- For Amendment  
 Against Amendment

**Owner(s) of Property:**

Patricia van Otterdyk  
Signature

Patricia van Otterdyk  
Print Name

12/11/2022  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Property in Knights Crossing Townhomes:**

1035 Knights Crossing  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

---

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

- For Amendment  
 Against Amendment

**Owner(s) of Property:**

Leslie Heindel  
Signature

Leslie Heindel  
Print Name

12/02/22  
Date

Scott Heindel  
Signature

Scott Heindel  
Print Name

12/02/22  
Date

**Property in Knights Crossing Townhomes:**

106 S Knights Crossing Dr. The Woodlands, TX 77382  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

---

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment  
 Against Amendment

**Owner(s) of Property:**

WASAM Properties LLC/LLP  
Signature

WALTER J. NYE  
Print Name

12/09/22  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Property in Knights Crossing Townhomes:**

107 KNIGHTS CROSSING  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**

Signature

Brian Smith  
Print Name

12-08-2022  
Date

Signature

Rosa Smith  
Print Name

12/08/2022  
Date

**Property in Knights Crossing Townhomes:**

110 S. Knights Crossing  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

---

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**

Signature

DARREN C BROOKS

Print Name

Date

12/5/22

Signature

Print Name

Date

**Property in Knights Crossing Townhomes:**

114 S. KNIGHTS CROSSING DR.

Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive,  
Spring Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

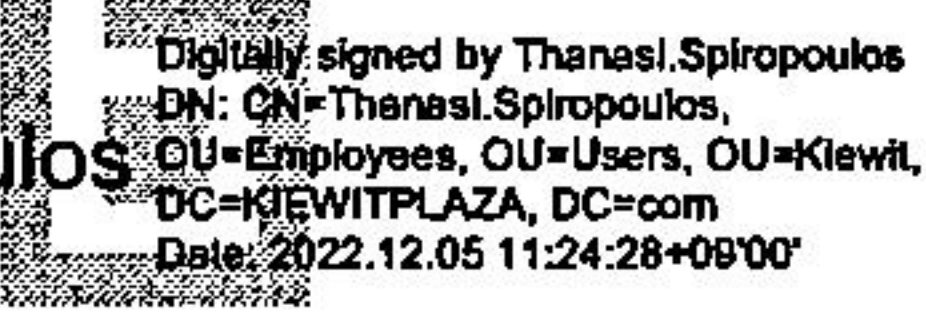
**BALLOT**  
**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR KNIGHTS CROSSING TOWNHOMES**

I/we, the undersigned, as representative(s) of all owners of the property listed below, cast my/our vote on the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes (the "*Amendment*") as follows:

For Amendment

Against Amendment

**Owner(s) of Property:**

Athanasios Spiropoulos	Thanasi.Spiropoulos		Signature
_____	_____	_____	_____
Signature	_____	_____	_____
Print Name	_____	Print Name	Date: 12/5/2022
_____	_____	_____	_____

**Property in Knights Crossing Townhomes:**

118 S Knights Crossing Drive Spring, TX 77382  
Street Address

**Ballots must be received by December 22, 2022 by 6:00PM via email to  
stevelewine@gmail.com or by letter to Steve Lewine, 82 S. Knights Crossing Drive, Spring  
Texas, 77382.**

*This Ballot may be filed in the Official Public Records of Montgomery County, Texas with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.*

Ballot for First Amendment to the Declaration – Knights Crossing Townhouse

**E-FILED FOR RECORD**

12/29/2022 12:36PM

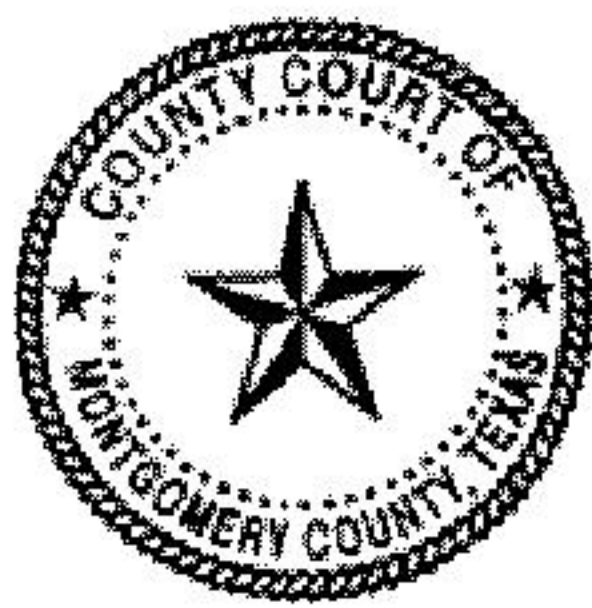


COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

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

**12/29/2022**



County Clerk  
Montgomery County, Texas