



AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
MARK D. GROBMYER, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM
MGROBMYER@WINSTEAD.COM

MONTGOMERY OAKS

ADOPTION OF WORKING CAPITAL ASSESSMENT

Declarant: MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company

Cross reference to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Montgomery Oaks, recorded under Document No. 2024010016, Official Public Records of Montgomery County, Texas, as amended.

MONTGOMERY OAKS
ADOPTION OF WORKING CAPITAL ASSESSMENT

Pursuant to Section 6.8 of that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Montgomery Oaks, recorded under Document No. 2024010016, Official Public Records of Montgomery County, Texas, as same may be amended from time to time (the “**Declaration**”), **MERITAGE HOMES OF TEXAS, LLC**, an Arizona limited liability company (the “**Declarant**”) files this Adoption of Working Capital Assessment as follows:

1. **Working Capital Assessment.** In accordance with Section 6.8 of the Declaration, Declarant adopts a working capital assessment in the amount of Three Hundred Fifty and No/100 Dollars (\$350.00) (the “**Working Capital Assessment**”). The Working Capital Assessment applies to all Lots subject to the Declaration unless otherwise exempt pursuant to Section 6.8 of the Declaration.

2. **Subject to Change.** The amount of the Working Capital Assessment designated hereunder is subject to change from time to time by Declarant, until the expiration or termination of the Development Period, and the Board thereafter.


3. **Capitalized Terms.** Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Declaration.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

DECLARANT:

MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company

By: 
Printed Name: David Jordan
Title: Senior VP - East

STATE OF Texas

§

COUNTY OF Harris

§

§

This instrument was acknowledged before me this 1st day of February, 2024, by David Jordan, Senior VP - East of Meritage Homes of Texas, LLC, an Arizona limited liability company, on behalf of said limited liability company.

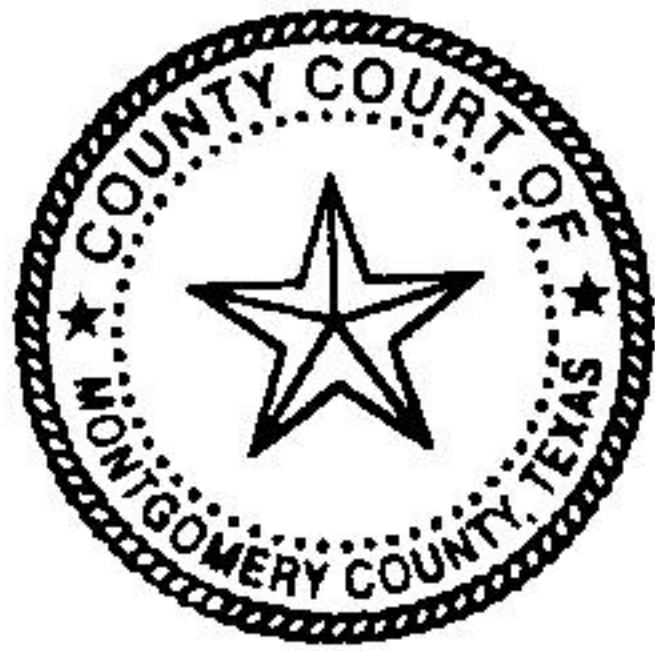

Notary Public Signature

[SEAL]



E-FILED FOR RECORD

02/01/2024 04:53PM



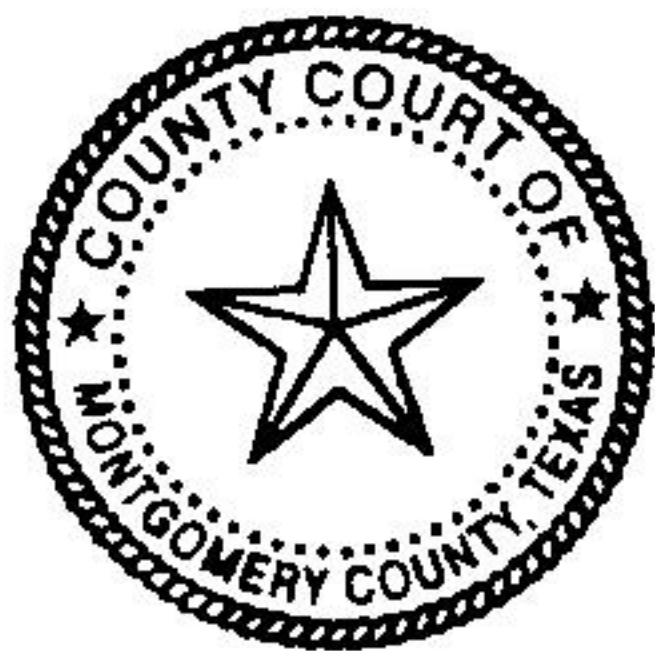
L. Brandon Steinmann

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.

02/01/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas