

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SOUTH LAKE ESTATE,
A SUBDIVISION IN CHAMBERS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF CHAMBERS § KNOW ALL MEN BY THESE PRESENTS:
§

THIS DECLARATION, made on the date hereinafter set forth by South Lake Texas, LLC, a Texas Limited Liability Company, hereafter referred to as "Declarant",

WHEREAS, Declarant is the owner of that certain real property in Chambers County, Texas, known as South Lake Estate, a subdivision in Chambers County, Texas, according to the plat thereof recorded under Clerk's File No. 2021-169589 of Chambers County, Texas, hereinafter referred to as the "Property" attached hereto as Exhibit "A"; and

WHEREAS, it is the intent of Declarant to establish a uniform plan for the development, improvement and sale of the Property (including any property later brought within the uniform plan), to ensure the preservation of the uniform plan for the benefit of both present and future Owners of the properties and, to delegate to a property owner's association the powers to administer and enforce the covenants, restrictions, easements, charges and liens set forth herein;

NOW THEREFORE, Declarant hereby declares that all the Lots in the Subdivision described below are held, and shall be hereafter conveyed, subject to the covenants, restrictions, easements, charges and liens (sometimes referred to herein collectively as "covenants and restrictions") as hereinafter set forth. These covenants and restrictions shall run with said Property and shall be binding upon all parties having or acquiring any right, title or interest in said Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I
DEFINITIONS

The following words when used in the Declaration shall have the following meanings:

Section 1. "Association" shall mean and refer to South Lake Owners Association, Inc., a Texas non-profit corporation, its successors and assigns.

Section 2. "Builder" shall mean each Owner who (a) purchases a Lot directly from Declarant; (b) is in the construction business; and (c) has a contractual obligation to build a House on the Lot owned by such Owner.

Section 3. "Common Area(s)" shall mean all real property (including the improvements thereto) hereafter conveyed to or otherwise acquired by the Association for the common use and enjoyment of the Members of the Association, including, but not limited to, private streets,

amenities, reserves, green spaces, parks, and any drainage, retention or detention facilities serving the Subdivision.

Section 4. "Corner Lot" shall refer to a Lot which abuts on more than one street.

Section 5. "Declarant" shall refer to South Lake Texas, LLC, a Texas Limited Liability corporation, its successors and assigns.

Section 6. "Declaration" shall refer to this Declaration of Covenants, Conditions and Restrictions.

Section 7. "Developed Lot" shall mean a Lot with the street on which it faces opened and improved and with utilities installed and ready to furnish utility service to such Lot.

Section 8. "House" shall mean any single-family house or residence constructed on any Lot.

Section 9. "Improved Lot" shall mean any Lot on which a House has been constructed.

Section 10. "Lot(s)" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Property with the exception of the Common Area, if any.

Section 11. "Member" shall refer to every person or entity which holds a membership in the Association, which is every Owner.

Section 12. "Owner(s)" shall mean and refer to the record property owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 13. "Property" or "Properties" shall mean and refer to the real property included within the Subdivision Plat and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 14. "Public Records" means the appropriate official public records of Chambers County, Texas for recording the document in question; for example, for plats, the Public Records are the map or plat records.

Section 15. "Street" shall refer to any street as shown in the Subdivision Plat.

Section 16. "Subdivision" shall refer to South Lake Estate, including annexations thereto, which may be developed in multiple phases so that as a new phase is platted and developed, when Declarant records a document in the Public Records annexing such additional property as described therein into the Subdivision, then all future references to Subdivision shall include such property.

Section 17. "Subdivision Plat" shall refer to the recorded map(s) or plat(s) of the Subdivision recorded in the Public Records, and any duly approved and recorded replat of any portion thereof

Section 18. "Undeveloped Lot" shall mean any Lot which is not a Developed Lot

ARTICLE II
ARCHITECTURAL RESTRICTIONS

Section 1. PURPOSE. In order to establish, preserve, protect and promote a harmonious and aesthetically pleasing design throughout the Property and the improvements thereto, the Lots shall be subject to the restrictions set forth in this Article II. Every grantee of any interest in a Lot by acceptance of a deed or other conveyance of such interest, agrees to be bound by the provisions of this Article.

Section 2. ARCHITECTURAL REVIEW COMMITTEE. There is hereby established South Lake Architectural Review Committee ("ARC"), which shall have exclusive jurisdiction over all original construction on the Lots and over modifications, additions or alterations made on or to the residences and other improvements to or on the Lots.

The initial ARC shall be composed of at least one (1) person designated by Declarant but no more than three (3) persons all designated by Declarant, one of whom may be designated as representative to act on behalf of the ARC. The Declarant reserves the right to appoint replacements as necessary by reason of resignation, removal or incapacity. The Declarant shall retain the right of ARC appointment until 100% of the Lots are sold by Declarant or a Builder and occupied for residential purposes.

Upon termination of the Declarant's control of the ARC, the Board of Directors of the Association, in its sole and absolute discretion, shall have the right to appoint, remove and replace such ARC members; however, all ARC members must be Owners and in good standing with the Association. Furthermore, following the end of the Declarant's control of the ARC, the Board of Directors shall have the right to review and approve or disapprove any details or non-action taken by the ARC as the final authority.

Section 3. ARC APPROVAL REQUIRED. No building, landscaping, or other improvements, including storage sheds and related structures, shall be constructed or reconstructed in the Subdivision, and no exterior alterations therein shall be made until detailed plans have been submitted to, and approved in writing by, the ARC as to conformity and harmony of external design and architecture, orientation, setbacks, materials, color, landscaping and buffering, fencing, accessory and subordinate buildings, and location in relation to surrounding structures and topography and any other factors determined by the ARC to be relevant to the protection of the architectural integrity of the Properties. The ARC may, but is not required to, adopt specific guidelines (the "Guidelines") pertaining to the character, design and construction of any improvements and record same in the Public Records. All improvements must comply with the Guidelines as adopted and recorded from time to time. The Guidelines shall have the same effect as if set forth herein verbatim. In the event the ARC fails to approve or disapprove such plans within thirty (30) days after submission to the ARC, approval thereof shall be deemed to have been denied. Approval may be granted with conditions.

If an application is approved with conditions, the applicant shall submit to the ARC proof that the conditions have been met. The applicant does not have to restart the application process if the application is approved.

The ARC shall have the right to specify in the Guidelines, architectural and aesthetic requirements for building sites, minimum setback lines, location, landscaping and buffers, height and extent of fences, walls or other screening devices, the orientation of structures with respect to streets, walks, paths and structures on adjacent property and a limited number of acceptable exterior materials including color, stains, and finishes that may be utilized in construction or repair of improvements. Notwithstanding the forgoing, all Houses must be 2,000 square feet or more. A House less than 2,000 square feet shall not be approved. The ARC shall have full power and authority to reject any plans and specifications that do not comply with the restrictions herein imposed or that do not meet its minimum construction or architectural design requirements or that might not be compatible with the overall character and aesthetics of the Subdivision.

Section 4. VARIANCES. The ARC may grant variances from compliance with any of the architectural restrictions contained in this Declaration or in the Guidelines in specific instances where the ARC in good faith deems that such variance does not adversely affect the architectural and environmental integrity of the Subdivision or the common scheme of the development, including restrictions upon height, size, placement of structures, or similar restrictions, when circumstances such as topography, natural obstruction, hardship, aesthetic, or environmental considerations may require. All variance grants shall be in writing. If a variance is granted, no violation of the covenants, conditions, or restrictions contained in this Declaration or other applicable document shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration or other applicable document for any purpose except as to the particular provision hereof covered by the variance. The term of a variance may be limited. The ARC may require a variance be filed in the Official Records at the cost of requestor. Failure by the ARC to respond within thirty (30) days to a request for a variance shall operate as a disapproval of the requested variance.

No granting of a variance shall be relied on by any Member or Owner, or any other person or entity as a precedent in requesting or assuming variance as to any other matter of potential or actual enforcement of any provision in this Declaration. Action of the ARC in granting or denying a variance is a decision based expressly on one unique set of circumstances and need not be duplicated for any other request by any party or the same party for any reason whatsoever. A denial of a variance request may be appealed to the Board who shall have the final authority regarding granting or denying the variance.

ARTICLE III
SOUTHLAKE OWNERS ASSOCIATION, INC.

Section 1. ORGANIZATION. Declarant has caused the Association to be organized and formed as a non-profit corporation under the laws of the State of Texas. The principal purposes of the Association are the collections, expenditure and management of the maintenance charge funds, enforcement of the Declaration, providing for the maintenance, preservation and architectural control within the Subdivision, the general overall supervision of all of the affairs and well-being

of the Subdivision and any further property hereafter brought within its jurisdiction, and the promotion of the health, safety and welfare of the residents within the Subdivision.

Section 2. BOARD OF DIRECTORS. The Association acts through a Board of Directors ("Board") which manages the affairs of the Association as specified by the Bylaws of the Association. Prior to termination of the Declarant Control Period, the Declarant shall appoint and remove all Directors and Directors need not be members of the Association.

Section 3. MEMBERSHIP. Every Owner is a Member of the Association. Membership is appurtenant to and may not be separated from ownership of a Lot. Membership shall automatically pass with the title to the Lot. No Owner shall have more than one membership even though the Owner's building site may consist of more than one Lot. The membership of a person or entity in the Association shall terminate automatically whenever such person or entity ceases to be an Owner, except that such termination shall not release or relieve any such person or entity from any liability or obligation incurred under or in any way connected with the Association or this Declaration during the period of ownership, nor impair any rights or remedies which the Association or any other Owner has with to such former Owner.

Section 4. VOTING. The Association shall have two (2) classes of voting membership with respect to the Subdivision covered by this Declaration:

Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one (1) vote for each Lot owned. When more than one individual or entity holds an ownership interest in a Lot, all such persons shall be Members, but in no event shall they be entitled to more than one (1) vote with respect to that particular Lot. Holders of future interests shall not be considered as Owners for the purposes of voting hereunder.

Class B members shall be the Declarant. Class B members shall be entitled to ten (10) votes for each Lot owned.

The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs first: (i) when Declarant no longer owns any Lots within the Subdivision, or (ii) on January 1, 2050.

Section 5. DISSOLUTION. Notwithstanding anything to the contrary, no dissolution may be accomplished without an affirmative vote of the City Council of the City of Mont Belvieu. If the Association in any event does dissolve or refuses to maintain the Common Areas or drainage easements or facilities, the City may perform such action as is necessary and assess such cost to the Association or to the Members by lien or other proceedings.

Section 6. DECLARANT CONTROL PERIOD. The Declarant Control Period shall be in effect at all times while the Declarant or Builder owns a Lot in the Property. During the Declarant Control Period the Declarant shall have the right to appoint and remove Directors and Officers of the Association. However, on or before the 120th day after the date seventy-five percent (75%) of the Lots that may be created and made subject to this Declaration are conveyed to Owners other than Declarant or a Builder in the business of constructing homes who purchased the Lots from the Declarant for the purpose of selling completed homes built on the lots, at least one-third of the Directors serving on the Board must be elected by Owners other than the Declarant. If the

Declarant has not specified the total number of Lots that may be created and made subject to this Declaration, at least one-third of the Directors serving on the Board must be elected by Owners other than the Declarant not later than the 10th anniversary of the date this Declaration was recorded.

The Declarant Control Period shall termination upon the occurrence of the following:

- A. the Declarant and Builder(s) owning no Lots within the Subdivision; or
- B. the Declarant so desires, and evidences in writing its desire, to terminate the Declarant Control Period, in part or whole.

ARTICLE IV
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. CREATION OF THE LIEN AND PERSONAL OBLIGATION FOR ASSESSMENTS. The Declarant, for each Lot, hereby covenants, and each Owner of any Lot which shall be or thereafter become assessable, by acceptance of a Deed therefore, whether or not it shall be expressed in the Deed or other evidence of the conveyance, is deemed to covenant and agree to pay to the Association the following assessments or charges and special assessments for capital improvements.

Such assessments or charges are to be fixed, established and collected as hereinafter provided. These charges and assessments, together with interest, late fees, costs of collection, and attorney's fees, shall be a charge on the Properties and shall be secured by a continuing Vendor's Lien upon the Lot against which such assessments or charges are made. Each such assessment or charge, together with such interest, late fees, costs and reasonable attorney's fees shall also be and remain the personal obligation of the Owner of the particular Lot at the time the assessment or charge falls due notwithstanding any subsequent transfer of title to such Lot. Upon a transfer of a Lot, the assessments accrued to the date of transfer must be paid in full.

Section 2. PURPOSE OF ASSESSMENTS. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the Subdivision. Without limiting the foregoing, the total assessments accumulated by the Association, insofar as the same may be sufficient, shall be applied toward the payment of all taxes, insurance premiums and repair, maintenance and acquisition expenses incurred by the Association, and, at the option of the Board, for any and all of the following purposes: lighting, improving and maintaining the Common Areas; collecting and disposing of garbage, ashes, rubbish and materials of a similar nature; employment of a professional management service; payment of legal and all other expenses incurred in connection with the collection, enforcement and administration of all assessments and charges and in connection with the enforcement of this Declaration; payment for accounting services; employing policemen or watchmen and/or a security service; fogging and furnishing other general insecticide services; providing for the planting and upkeep of trees, grass and shrubbery on the Common Area; acquiring and maintaining any amenities or recreational facilities that are or will be operated in whole or in part for the benefit of the Owners; and doing any other thing necessary or desirable in the opinion of the Board to keep and maintain the Subdivision in neat and good order, to operate, maintain or repair any drainage, retention or detention facilities which serve the Subdivision, or which they consider of general benefit to the Owners or occupants of the Subdivision, including the establishment and

maintenance of a reserve for repair, maintenance, taxes, insurance and other charges as specified herein. The judgment of the Board in establishing assessments, special assessments and other charges and in the expenditure of said funds shall be final and conclusive unless the decision is shown to not be exercised in good faith.

Section 3. ANNUAL ASSESSMENTS. The annual assessment shall be \$450.00 per Lot.

- (a) From and after January 1, 2020, the annual assessment may be increased each calendar year by an amount equal to not more than fifteen percent (15%) above the prior year's annual assessment.
- (b) From and after January 1, 2020, the annual assessment may be increased to an amount in excess of fifteen percent (15%) of the assessment for the previous year by a vote of two-thirds (2/3) of each class of Members who are voting in person or by proxy, at a meeting duly called for such purpose.
- (c) The Board may fix the assessment for each calendar year at an amount not in excess of the maximum.

Section 4. SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS. In addition to the annual assessment authorized above, the Association may from time to time levy a special assessment for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto provided that any such assessment shall have the assent of two-thirds (2/3) of the votes in each class of Members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. QUORUM FOR ANY ACTION AUTHORIZED UNDER SECTION 3 OR 4 HEREIN. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3 or 4 shall be mailed (by U.S. first class mail) to all Members not less than ten (10) days nor more than sixty (60) days in advance of the meeting. Notice shall be deemed given on the date it is deposited in the U.S. mail. At the first such meeting called, the presence of Members or of proxies entitled to cast a minimum of ten percent (10%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present at any such meeting, the meeting shall be adjourned but another meeting may be called subject to the same notice requirements, and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum applicable to each class of membership in the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 6. RATES OF ASSESSMENT. The Owners of those Lots which are not and have not been occupied, and which are owned by a Builder or by the person who built (or causes to be built) the house on the Lot, shall pay Annual Assessments and Special Assessments at a rate of 50% of the total Annual Assessment and Special Assessment levied in any given year. Lots which are owned by the Declarant shall not be subject to any assessment hereunder whatsoever. The rate of assessment for each Lot shall change as the character of ownership and/or the status of occupancy changes. The applicable Annual Assessment for each Lot shall be prorated for each

calendar year according to the rate applicable for each type of ownership of the Lot during that calendar year.

Section 7. RATE OF COMMENCEMENT AND DETERMINATION OF ASSESSMENT. The assessments provided for herein shall commence as to all Lots on a date fixed by the Board. The Board shall fix the amount of the assessment against each Lot at least thirty (30) days in advance of each assessment period. The payment dates shall be established by the Board. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid and the amount of any delinquencies. The Association shall not be required to obtain a request for such certificate signed by the Owner, but may deliver such certificate to any party who, in the Association's judgment, has a legitimate reason for requesting same.

Section 8. EFFECT OF NONPAYMENT OF ASSESSMENTS. Any assessment not paid on or before the 1st day of March, shall accrue a late charge in an amount not to exceed \$50.00. If any assessment is not paid within thirty (30) days after the due date, the Association may bring an action at law against the Owner personally obligated to pay the same, and/or foreclose the Vendor's Lien herein retained against the Lot. Interest, late fees, costs of collection, costs of court, and reasonably attorney's fees (when placed with an attorney for collection, whether with or without suit) incurred in any such action shall be added to the amount of such assessment or charge. Each such Owner, by their acceptance of a deed to a Lot, expressly vests in the Association or its representative the right and power to institute and maintain an action against such Owner personally for the collection of such assessments and charges as a debt and to enforce the Vendor's Lien by any methods available for the enforcement of such liens at law and in equity including non-judicial foreclosure via power of sale. No Owner may waive or otherwise escape said Vendor's Lien and liability for the assessments provided for herein by non-use of any Common Areas. If an Owner abandons or divests themselves of ownership of a Lot, they are still responsible for any annual or special assessments which became due and payable during the time when such Owner owned the Lot.

Section 9. SUBORDINATION OF THE LIEN TO MORTGAGES. As herein above provided, the title to each Lot shall be subject to the Vendor's Lien securing the payment of all assessments and charges due the Association, but the Vendor's Lien shall be subordinate to any valid purchase money lien or valid lien securing the cost of construction of improvements. Sale or transfer of any Lot shall not affect the Vendor's Lien provided, however, the sale or transfer of any Lot pursuant to a judicial or non-judicial foreclosure under the aforesaid superior liens shall extinguish the Vendor's Lien securing such assessment or charge as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot or the Owner thereof from liability for any charges or assessments thereafter becoming due or from the lien thereof. In addition to the automatic subordination provided for hereinabove, the Association, in the discretion of its Board, may subordinate the Vendor's Lien herein retained to any other mortgage, lien or encumbrance, subject to such limitations, if any, as the Board may determine.

Section 10. EXEMPT PROPERTY. All properties dedicated to, and accepted by, a local public authority and all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Texas shall be exempt from the assessments and charges created herein. Notwithstanding the foregoing, no Lot which is used as a residence shall be exempt from said assessments and charges.

**ARTICLE VI
USE RESTRICTIONS**

Section 1. RESIDENTIAL USE. Each and every Lot is hereby restricted to residential use only. As used herein, the term "residential use" shall be construed to prohibit the use of any Lot for apartment houses or for short-term rentals (i.e. rentals for a period of six (6) months or less). No trade or business may be conducted in or from any Lot and/or residence, except that an Owner of the residence may conduct business activities within the residence so long as: (i) the existence of the operation of the business activity is not apparent or detectable by sight, sound or smell from outside the residence; (ii) the business activity conforms to all zoning requirements for the Property; (iii) the business activity does not involve unreasonable visitation to and from the residence by clients, customers, suppliers or other business invitees; and (iv) the business activity is ancillary to the residential use of the Lot and does not diminish the residential character of the Property, or constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of the other residents in the Property. The determination of whether a business activity satisfies the foregoing requirements set forth in clauses (i) through (iv) above in this paragraph shall be made by the Board in their sole and absolute discretion. The business activity prohibition will not apply to the use of any residence by Declarant or any Builder (or the president thereof as their personal home in addition to the following) as a model home, construction office, sales office, site for a selection center trailer, construction office trailer and/or sales office trailer, parking lot, storage area or other use relating to construction activities by Declarant or any Builder.

Section 2. ANIMALS AND LIVESTOCK. Consistent with its use as a residence, dogs and cats may be kept on a Lot, provided that (a) they are not kept, bred or maintained for any business purposes, and (b) that no more than three (3) such pets shall reside in any house. No dog allowed by this Section shall be allowed outside the Lot upon which it is being kept unless restrained by an appropriate leash. The Board shall have the authority to authorize capture and removal of any dogs running loose in the Subdivision without a leash. No other type of animal except small household pets such as hamsters, fish and birds shall be allowed in the Subdivision without the prior written consent of the Board.

Section 3. NUISANCES. No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance to residents of the Subdivision.

Section 4. STORAGE PARKING AND REPAIR OF VEHICLES. No motor vehicle may be parked or stored on any part of any Lot except within a garage or on a driveway. No motor vehicle may be parked on any easement, right-of-way or Common Area, or in the street adjacent

to any Lot, easement, right-of-way or Common Area, except for vehicles belonging to guests or invitees of Owners, and such parking will be only on a temporary basis. For purposes hereof, the term "temporary basis" shall mean not more than forty-eight (48) hours. All vehicles parked or stored in the Subdivision must be passenger automobiles, passenger vans, motorcycles, or pickup trucks that are in operating condition, have current license plates and inspection stickers, and are in daily use as motor vehicles on the streets and highways of the State of Texas. The prohibitions in this provision shall not apply to Declarant or any Builder for the parking of construction trucks, heavy machinery, tractors or the storage of building supplies.

No camper, recreational vehicle, trailer, boat, non-motorized vehicle, machinery or equipment of any kind may be parked or stored on any part of any Lot, easement, right-of-way or Common Area or in the street adjacent to such Lot, easement, right-of-way or Common Area unless such object is completely concealed from public view inside a garage, other approved enclosure or two (2) feet behind the front line of the house. Regardless of location, any camper, recreational vehicle, trailer, boat, non-motorized vehicle, machinery or equipment of any kind must be parked on concrete.

No Owner of any Lot in the Subdivision or any visitor or guest of any Owner shall be permitted to perform work on automobiles or other vehicles in driveways or streets other than work of a temporary nature. For the purposes of the foregoing term, "temporary" shall mean that the vehicle shall not be worked on in driveways or streets in excess of forty-eight (48) hours.

Four-wheelers or other all-terrain vehicles, including golf carts, are not permitted to be driven in the Subdivision.

Section 5. FENCES. The maintenance, upkeep and repair of any fence shall be the sole responsibility of the individual Owner and the Lot appurtenant thereto and not in any manner a responsibility of the Association. Fences are not required, but any fences shall be constructed of good quality cedar planks. No front fence may be erected closer to the street side than two (2) feet behind the street side line of the house and any such fence shall be at least four (4) feet in height. Rear and side fences shall be six (6) feet in height. No fence shall exceed six (6) feet in height. Only one fence will be permitted on each Lot line, and no double fencing will be allowed.

Section 6. PERMITTED HOURS FOR CONSTRUCTION ACTIVITY. Except in an emergency or when other unusual circumstances exist, as determined by the Board, outside construction work or noisy interior construction work shall be permitted only between the hours of 7:00 a.m. and 7:00 p.m.

Section 7. DISPOSAL OF TRASH. No trash, rubbish, garbage, manure, debris or offensive material of any kind shall be kept or allowed to remain on any Lot, nor shall any Lot be used or maintained as a dumping ground for such material. All such matter shall be placed in sanitary containers constructed of metal, plastic or masonry materials with tight-fitting sanitary covers or lids and placed in an area adequately screened by planting or fencing so that said containers are not visible from any Street. Equipment used for the temporary storage and/or

disposal of such material prior to removal shall be kept in a clean and sanitary condition and shall comply with all current laws and regulations and those which may be promulgated in the future by any federal, state, county, municipal or other governmental body with regard to environmental quality and waste disposal. In a manner consistent with good housekeeping, the Owner of each Lot shall remove such prohibited matter from his Lot at regular intervals at his expense.

Section 8. BUILDING MATERIALS. Except as provided in Section 1 for Declarant or a Builder, no Lot shall be used for the storage of any materials whatsoever, except that material used in the construction of improvements erected upon any Lot may be placed upon such Lot at the time construction is commenced. Building materials may remain on Lots for a reasonable time, so long as the construction progresses without undue delay, after which time these materials shall either be removed from the Lot or stored in a suitable enclosure on the Lot. Under no circumstances shall building materials be placed or stored on the street paving.

Section 9. MINERAL PRODUCTION/SURFACE WAIVER BY DECLARANT. No drilling, developing operations, refining, quarrying or mining operations of any kind shall be permitted upon any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be permitted upon any Lot. Declarant waives its right to use the surface of any Lot for the exploration, development or production of oil, gas or other minerals from the mineral estate, if any, owned and retained by Declarant.

Section 10. AIR CONDITIONERS. No window or wall type air conditioners shall be permitted.

Section 11. PRIVATE UTILITY LINES. All electrical, telephone and other utility lines which are located on a Lot and are not owned by a governmental entity or public utility company shall be installed in underground conduits or other underground facilities unless otherwise approved in writing by the ARC.

Section 12. EXTERIOR MAINTENANCE ON LOT AND IMPROVEMENTS. All improvements on a Lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Requirements shall include, but not be limited to, the following:

- (a) All exterior finished surfaces, whether painted, stained, and/or otherwise finished, must be clean and smooth with no discolored or bare areas or peeling paint, and all surfaces must be free of mildew.
- (b) All rotted and damaged siding and trim must be replaced or repaired.
- (c) Gutters must be kept in good repair and not allowed to sag or hang down.
- (d) Roofs must be in good repair with no missing or curling shingles.
- (e) All glass surfaces must be whole.

- (J) Garage doors must be undamaged and in good repair.
- (g) Fences and gates must be kept in good repair.

Any and all landscaping, grass or vegetation of a Lot must be maintained in a manner consistent with the overall standard established within the Subdivision in the sole discretion of the Board. Any significant changes in the existing landscaping on any Lot must have prior written approval from the ARC.

After initial construction of a House, no trees shall be removed from any Lot, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons, unless approved by the ARC. In any event, an Owner who removes a tree from the street-side of a Lot, shall be required to replace the removed tree with one (1) or more comparable trees of such size, maturity and number, and in such locations, as the Association may determine necessary, in its sole discretion, to mitigate the damage.

Lot maintenance shall include front and back yards. If any Owner fails to so maintain, Declarant will be entitled to exercise the enforcement rights set forth under Section 13 of the Declaration. Lot maintenance shall include an obligation of Owners to remove holiday decoration in a timely manner, but in no event later than one (1) week after the conclusion of such holiday. Lot maintenance will include the obligation of Owners to remove any hurricane or storm-related protective items when the storm is over or is no longer a threat.

Section 13. ENFORCEMENT OF EXTERIOR MAINTENANCE. In the event of violation of any covenant or restriction herein by any Owner of an improved or unimproved Lot, and the continuance of such violation after ten (10) days written notice thereof, or in the event the Owner has not proceeded with due diligence to complete appropriate repairs, painting and maintenance after such notice, the Association shall have the right (but not the obligation), through its agents or employees, to repair, maintain and restore the Lot and the exterior of the House and any other improvement located thereon and/or impose reasonable fines to the extent necessary to prevent rodent or other pest infestation, diminish fire hazards and accomplish any of the above needed repair, maintenance and restoration, the Association shall have the right, through its agents and employees, to enter onto any property or improvements located upon such Lot. The Association may render a statement of charges to the Owner or occupant of such Lot for the cost of such work. The Owner and occupant agree by the purchase and occupation of the Lot to pay such statements immediately upon receipt. The cost of such work, plus interest thereon at the maximum rate permitted under the laws of the State of Texas, shall become a part of the assessment payable by said Owners and payment thereof shall be secured by the lien herein retained. The Association, its agents and employees shall not be liable, and are hereby expressly relieved from any liability, for trespass or other tort in connection with the performance of the exterior maintenance and other work authorized herein.

Section 14. SHEDS, STORAGE BUILDINGS, ETC. No building, including sheds, storage buildings, etc., shall be constructed or reconstructed in the Subdivision, and no exterior

alterations therein shall be made until detailed plans have been submitted to be approved in writing by the ARC as to conformity and harmony of external design and architecture, orientation, setback, materials, color, landscaping and buffering, fencing, accessory and subordinate building, and location in relation to surrounding structures and topography and any other factors determined by the ARC to be relevant to the protection of the architectural integrity of the Properties. In addition, all such separate storage buildings must be constructed with hardi-plank siding, the paint must match the main residence, the roof must be at a 7/12 pitch and shingled with the same type and color of shingles as the main residence, and the siding, roof, and exterior appearance must match the main residence. Separate storage buildings must be inside the building line and may not be constructed or placed on or over the setback line. Please contact the ARC for additional guidelines and information.

Section 15. BUILDER REQUIREMENTS. The Builder requirements shall include:

- (a) All Houses are required to have a minimum of 50% masonry on all sides of the home.
- (b) All Houses are required to have a two-tone paint scheme. One paint color for the base of the House, and a second paint color for the trim.
- (c) Install the following landscaping along the front exterior of the House:
 - a. Qty. (25)– 3 Gallon Shrub/Grass
 - b. Qty. (2)– 25 Gallon Accent Piece
- (d) Install 5’ wide by 4” thick, 3,000 psi sidewalks using #3 rebar on 18” centers. Sidewalks to be constructed within the City’s ROW beginning at 3 feet from the back of curb. Sod shall be planted in between the sidewalk and back of curb.
- (e) Install the following landscaping in between the back of curb and the sidewalk.
 - a. Qty. (2) – 15 Gallon trees: Bradford Pear or Crepe Myrtle
 - b. Sod
- (f) Install sod for new Houses: 12 Pallets to be laid.

ARTICLE VII
INSURANCE

Section 1. ASSOCIATION INSURANCE. The Association may obtain and continue in effect property and liability insurance policies to insure the Common Areas and the Association against risks and hazards appropriate for a property owner's association, in such amounts as the Association deems proper, and such other coverage as the Association may deem desirable, insuring the Association, its Board and its agents and employees against any claims.

Section 2. COMMON EXPENSE. Any insurance obtained by the Association shall be paid out of the maintenance fund as a common expense of all Owners and shall be a part of the maintenance assessment.

**ARTICLE VIII
EASEMENTS**

Section 1. EXISTING EASEMENTS. The Subdivision Plat dedicates for use as such, subject to the limitations set forth therein, certain streets and easements shown thereon, and the Subdivision Plat further establishes dedications, limitations, reservations and restrictions applicable to the Lots. Further, Declarant and Declarant's predecessor in title may have heretofore granted, created and dedicated by several recorded instruments certain other easements and related rights affecting the Lots. All dedications, limitations, restrictions and reservations shown on Subdivision Plat and all grants and dedications of easements and related rights heretofore made by Declarant and Declarant's predecessors in title affecting the Lots are incorporated herein by reference and made a part of this Declaration for all purposes, as if fully set forth herein, and shall be construed as being adopted in each and every contract, deed or conveyance executed or to be executed by or on behalf of Declarant conveying any part of the Lots.

Section 2. CHANGES AND ADDITIONS. Declarant reserves the right to make changes in and additions to the above easements for the purpose of most efficiently and economically installing the improvements. Further, Declarant reserves the right, without the necessity of the joinder of any Owner or other person or entity, to grant, dedicate, reserve or otherwise create, at any time or from time to time, easements for public utility purposes (including, without limitations, gas, electricity, telephone, cable and drainage) in favor of any person or entity furnishing or to furnish utility services to the Properties, along and on either or both sides of any side lot line, which such easements shall have a maximum width of five (5) feet on each side of such side lot line. Declarant further reserves the right to dedicate at any time the private streets to a public entity without a vote of the members of the Association.

Section 3. UTILITY PROVIDERS. Declarant reserves the right to enter into a franchise or similar type agreement with one or more utility providers and Declarant shall have the right and power in such agreement or agreements to grant to such providers the uninterrupted right to install and maintain equipment and appurtenances within the utility easements or rights-of-way reserved and dedicated herein and in the Subdivision Plat and Declarant does hereby reserve unto itself, its successors and assigns the sole and exclusive right to obtain and retain all income, revenue and other things of value paid or to be paid by such provider to Declarant pursuant to any such agreements between Declarant and such provider, provided, however, that from and after such time the Declarant Control Period terminates, the right to all revenue, income and other things of value paid by such provider shall be assigned to the Association by Declarant.

Section 4. TITLE TO EASEMENTS AND APPURTENANCES NOT CONVEYED. Title to any Lot conveyed by Declarant by contract, deed or other conveyance shall not be held or construed in any event to include the title to any roadways or any roadway, drainage, water, gas, sewer, storm sewer, electric light, electric power, telegraph, or telephone easement or right-of-way or any pipes, lines, poles or conduits on or in any utility facility or appurtenances thereto,

constructed by or under Declarant or its agent through, along or upon any Lot or any part thereof that serve said Lot or any other portion of the Lots, and the right to maintain, repair, sell or lease such appurtenances to any municipality or other governmental agency or to any public service corporation or to any other party is hereby expressly reserved in Declarant.

Section 5. INSTALLATION AND MAINTENANCE. There is hereby created an easement upon, across, over and under all of the Lots for ingress and egress in connection with installing, replacing, repairing and maintaining all utilities, including, but not limited to, water, sewer, telephones, electricity, gas, and appurtenances thereto. By virtue of this easement, it shall be expressly permissible for the utility companies and other entities supplying service to install and maintain pipes, wires, conduits, service lines or other utility facilities or appurtenances thereto, on, above, across and under the Lots within the public utility easements to the point of service on or in any structure. Notwithstanding anything contained in this paragraph, no sewer, electrical lines, water lines, or other utilities or appurtenances thereto may be installed or relocated on the Lots until approved by Declarant or the Board. The utility companies furnishing service shall have the right to remove all trees situated within the utility easements shown on the Subdivision Plat, and to trim overhanging trees and shrubs located on portions of the Lots abutting such easements.

Section 6. MAINTENANCE AND REPAIR OF COMMON AREAS. The Association shall be responsible for the maintenance and repair of all Common Areas within the Subdivision.

Section 7. EMERGENCY AND SERVICE VEHICLES. An easement is hereby granted to all police, fire protection, ambulance and other emergency vehicles, and to garbage and trash collection vehicles and other service vehicles to enter upon the Lots in the performance of their duties. Further, an easement is hereby granted to the Association, its officers, agents, employees and management personnel to enter the Lots to render any service or exercise any right allowed or granted under the Declaration.

Section 8. UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. An underground electric distribution system will be installed within the Subdivision which will be designated an Underground Residential Subdivision and which underground service area shall embrace all Lots in the Subdivision. The Owner of each Lot in the Underground Residential Subdivision shall, at his own cost, furnish, install, own and maintain (all in accordance with the requirements of local governing authorities and the National Electric Code) the underground service cable and appurtenances from the point of the electric company's installed transformers or energized secondary junction boxes to such point of attachment to be made available by the electric company at a point designated by such company at the property line of each Lot. The electric company furnishing service shall make the necessary connections at the point of attachment and at the meter. In addition, the Owner of each Lot shall, at his own cost, furnish, install, own and maintain a meter loop (in accordance with the then current standards and specifications of the electric company furnishing service) for the location and installation of the meter of such electric company for the residence constructed on such Owner's Lot. For so long as underground service is maintained in the Underground Residential Subdivision, the electric service to each Lot therein

shall be underground, uniform in character and exclusively of the type known as single phase, 120/240 volt, three wire, 60 cycle, alternating current.

The electric company will install the underground electric distribution system in the Underground Residential Subdivision at no cost to Declarant (except for certain conduits where applicable) upon Declarant's representation that the Underground Residential Subdivision is being developed for residential dwelling units which are designed to be permanently located where originally constructed (such category of dwelling units expressly to exclude mobile homes) which are built for sale or rent.

The provisions of the two preceding paragraphs shall also apply to any future residential development in reserve(s), if any, shown on the Subdivision Plat, as such plat exists at the time of execution of the Agreement for Underground Electric Service between the electric company and Declarant or thereafter.

Easements for the underground service may be crossed by driveways and walkways provided that the Builder or Owner makes prior arrangements with the utility company furnishing electric service and provides and installs the necessary electric conduit of approved size under such driveways or walkways prior to construction thereof. Such easement for the underground service shall be kept clear of all other improvements, including buildings, patios or other paving, and neither Builder nor any utility company using the easements shall be liable for any damage done by either of them or their assigns, agents, employees or servants, to shrubbery, trees, or improvements (other than crossing driveways or walkways provided the conduit has been installed as outlined above) of the Owner and located on the land covered by said easements.

Section 9. INDEMNIFICATION. The Association and Owners each covenant and agree, jointly and severally, to indemnify, defend and hold harmless Declarant, its respective officers, directors, parent and/or subsidiary entities, partner(s) and any related persons or corporations, and their employees, professionals and agents from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained on or about the Common Areas or other property serving the Association and improvements thereon, or resulting from or arising out of activities or operations of Declarant or of the Association, or of the Owners, and from and against all costs, expenses, court costs, counsel fees (including, but not limited to, expenses, court costs, counsel fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders, judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall be considered operating costs of the Association to the extent such matters are not covered by insurance maintained by the Association. IT IS EXPRESSLY ACKNOWLEDGED THAT THE INDEMNIFICATION IN THIS SECTION PROTECTS DECLARANT (AND ANY PARENT OR SUBSIDIARY OR RELATED ENTITY or ANY OF IT) FROM THE CONSEQUENCES OF THEIR RESPECTIVE ACTS OR OMISSIONS, INCLUDING WITHOUT LIMITATION, DECLARANT'S (OR ANY PARENT'S OR SUBSIDIARY'S OR RELATED ENTITIES) NEGLIGENT ACTS OR OMISSIONS, TO THE FULLEST EXTENT ALLOWED BY LAW.

ARTICLE IX
ENFORCEMENT

The Association or any Owner shall have the right to enforce, by any proceeding at law or in equity, the covenants and restrictions contained herein. Failure of the Association or any Owner to enforce any of the provisions herein contained shall in no event be deemed a waiver of the right to do so thereafter. Costs and reasonable attorney's fees incurred by the Association in any such enforcement action shall be reimbursed to it from any Owner found to be in violation of the covenants and restrictions, and such charge when unpaid for thirty days after being billed to the Owner shall become a part of the lien on the property and collectable as allowed by Article IV, Section 8 hereinabove. Each Owner, by his acceptance of a Deed to a Lot, hereby expressly vests in the Association or its agent, the right and power to bring all actions against such Owner personally for the collection of such charges. No Owner may waive or otherwise escape liability for the charges provided for herein by non-use of the Properties and/or Common Areas or abandonment of his Lot. The City of Mont Belvieu is hereby granted the right to enforce by any proceedings at law or in equity the covenants and restrictions contained herein but only as to Common Areas or for drainage.

ARTICLE X
GENERAL PROVISIONS

Section 1. TERM. These covenants and restrictions shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of forty (40) years from the date this Declaration is recorded, after which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by the Owners of sixty-seven (67%) of the Lots has been recorded agreeing to terminate the covenants and restrictions in whole or in part.

Section 2. SEVERABILITY. Invalidation of any one or more of these covenants and restrictions by judgment or other court order shall in no way affect any other provisions, which shall remain in full force and effect except as to any terms and provisions which are invalidated.

Section 3. GENDER AND GRAMMAR. The singular wherever used herein shall be construed to mean or include the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporation (or other entities) or individuals, male or female, shall in all cases be assumed as though in each case fully expressed.

Section 4. TITLES. The titles of this Declaration contained herein are for convenience only and shall not be used to construe, interpret, or limit the meaning of any term or provision contained in this Declaration.

Section 5. INTERPRETATION. If this Declaration or any work, clause, sentence, paragraph or other part hereof shall be susceptible of more than one or conflicting interpretations, then the interpretation which is most nearly in accordance with the general purposes and objectives of this Declaration shall govern.

Section 6. OMISSIONS. If any punctuation, word, clause, sentence or provision necessary to give meaning, validity or effect to any other word, clause, sentence or provision appearing in this Declaration is omitted, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence or provision shall be supplied by inference.

Section 7. NOTICES. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when emailed (as allowed by law) or mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 8. REPLATTING. Declarant shall have the right, but shall never be obligated, to re-subdivide into Lots, by recorded Plat or in any other lawful manner, all or any part of the property contained within the outer boundaries of the Subdivision Plat and such Lots as replatted shall be subject to these restrictions as if such Lots were originally included herein. Any such replat must comply with all local and state replatting ordinances, statutes, regulations and requirements.

Section 9. AMENDMENT. This Declaration may be amended at any time by an instrument approved or executed by the Owners of two-thirds (2/3) of the Lots of the Subdivision. The Declarant shall have and reserve the right at any time and from time to time, without the joinder or consent of any other party to amend this Declaration by any instrument in writing duly signed, acknowledged and filed for record for the purpose of correcting any typographical or grammatical error, ambiguity or inconsistency appearing herein, provided that such amendment shall be consistent with and in furtherance of the general plan and scheme of development as evidenced by the Declaration and any supplemental declarations taken collectively, and shall not impair or affect the vested property rights of any Owner or his mortgagee. During the Declarant Control Period, the Declarant shall have and reserve the right at any time and from time to time, without the joinder or consent of any other party to amend this Declaration by any instrument in writing duly signed, acknowledged and filed for record.

Section 10. COMMON AREA. Every Owner has a right and easement of enjoyment to the Common Area, if any, which is appurtenant to the title to the Lot. The Common Area cannot be conveyed to a non-governmental entity without the consent of at least two-thirds (2/3) of the Lot Owners, exclusive of Declarant. Private streets may be dedicated to a public entity without the consent of the Owners. If ingress or egress to any residence is through the Common Area, any conveyance or encumbrance of such area is subject to Lot Owner's easement.

Section 11. CONVEYANCE OF COMMON AREAS. The Association shall accept such conveyances of Common Areas as are made from time to time to the Association by Declarant. The Declarant shall determine, in its sole discretion the appropriate time to convey all or any part of the Common Area to the Association. All such conveyances shall be "AS IS, WHERE IS".

Section 12. INDEMNIFICATION. The Association shall indemnify every officer and director against any and all expenses, including attorney's fees, imposed upon or reasonably incurred by any officer or director in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer or director. The officers and directors shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other

commitment made by them in good faith, on behalf of the Association and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director, or former officer or director, may be entitled. The Association shall maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

ARTICLE XI
ANNEXATION

Additional property may be annexed into the jurisdiction of the Association by recorded restrictions so stating upon the consent of two-thirds (2/3) of each class of Members of the Association provided, however, property contiguous to the Subdivision may be annexed by Declarant without such approval by the Membership at any time. Annexation by Declarant may be evidenced by documents recorded in the Public Records identifying the annexed property, referencing this Declaration and stating that the additional property is being annexed into South Lake Estate. The Owners of Lots in such annexed property, as well as all other Owners subject to the jurisdiction of the Association, shall be entitled to the use and benefit of all Common Areas that may become subject to the jurisdiction of the Association, provided that such annexed property shall be impressed with and subject to at least the annual maintenance assessment imposed hereby.

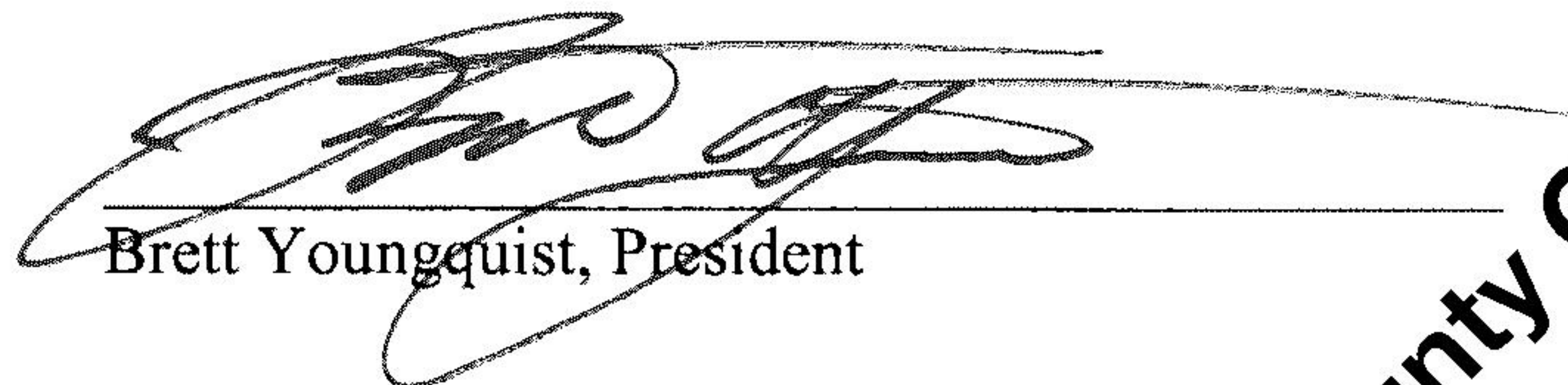
ARTICLE XII
HUD/VA APPROVAL

As long as there is Class "B" membership, annexation of additional properties, the dedication of Properties and/or Common Areas (except for the private streets), and the amendment of the Declaration must have prior approval of HUD/VA. As long as the proper documentation has been sent to HUD/VA, the annexation, dedication of Properties and/or Common Areas, and amendment of this Declaration will be deemed approved unless otherwise notified by HUD/VA.

IN WITNESS WHEREOF, the undersigned Declarant has executed the Declaration this the 26 day of July 2021.

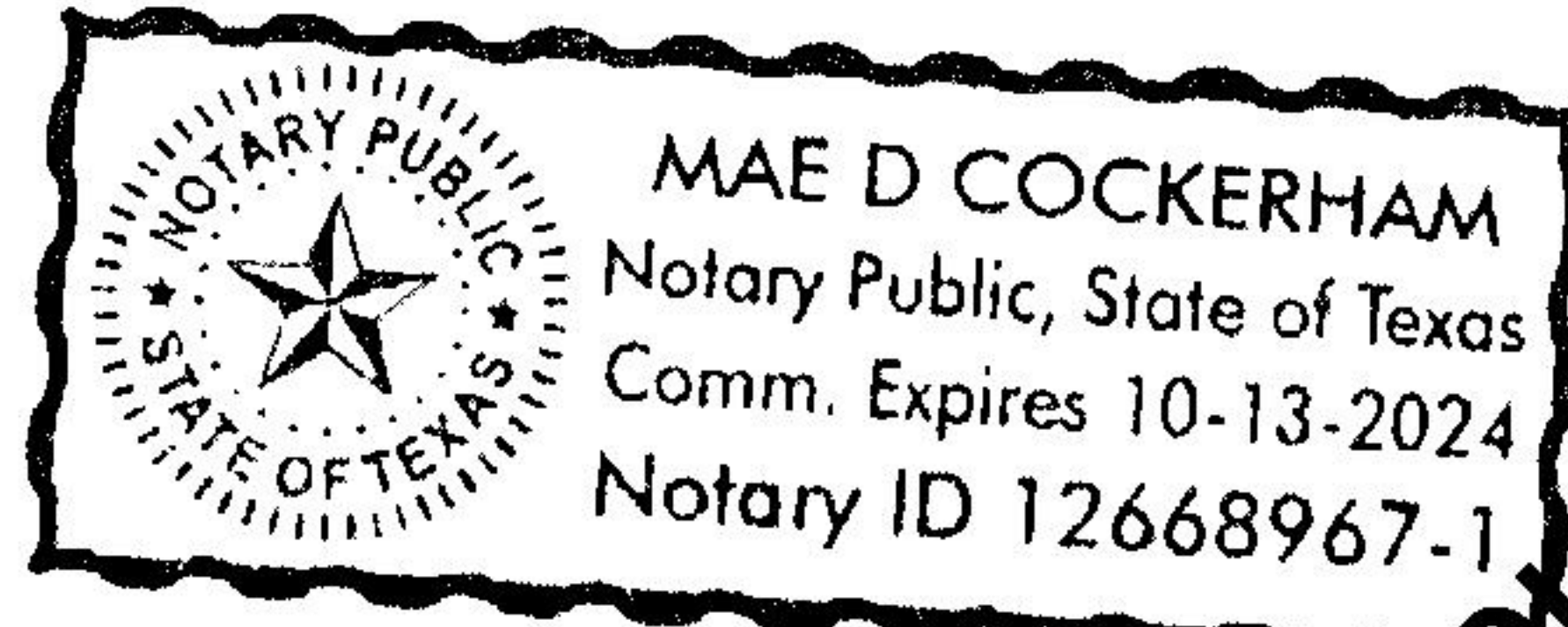
DECLARANT:

South Lake Texas, LLC., a Texas Limited Liability Company


Brett Youngquist, President

STATE OF TEXAS
COUNTY OF CHAMBERS

§
§
§



BEFORE ME, the undersigned authority, on this day personally appeared, Brett Youngquist, the President of South Lake Texas, LLC., a Texas Limited Liability Company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein expressed, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of July
_____ 2021.

Maie D Cockerham
Notary Public in and for the State of Texas

E-RECORDED BY:
DAUGHTER & FARINE, P.C.
17044 FM CAMINO REAL
HOUSTON, TX 77058

Chambers County Clerk

Chambers County Clerk

Chambers County Clerk

Exhibit "A"

Chambers County Clerk

Chambers County Clerk

Chambers County Clerk

Chambers County Clerk

Chambers County Clerk

GC Engineering, Inc.
3077 - South Lake 428 Area/Quadrant - South Lake/Field - South Lake Area - June 23, 2021 - 9:05am - electronic

Chambers County Clerk

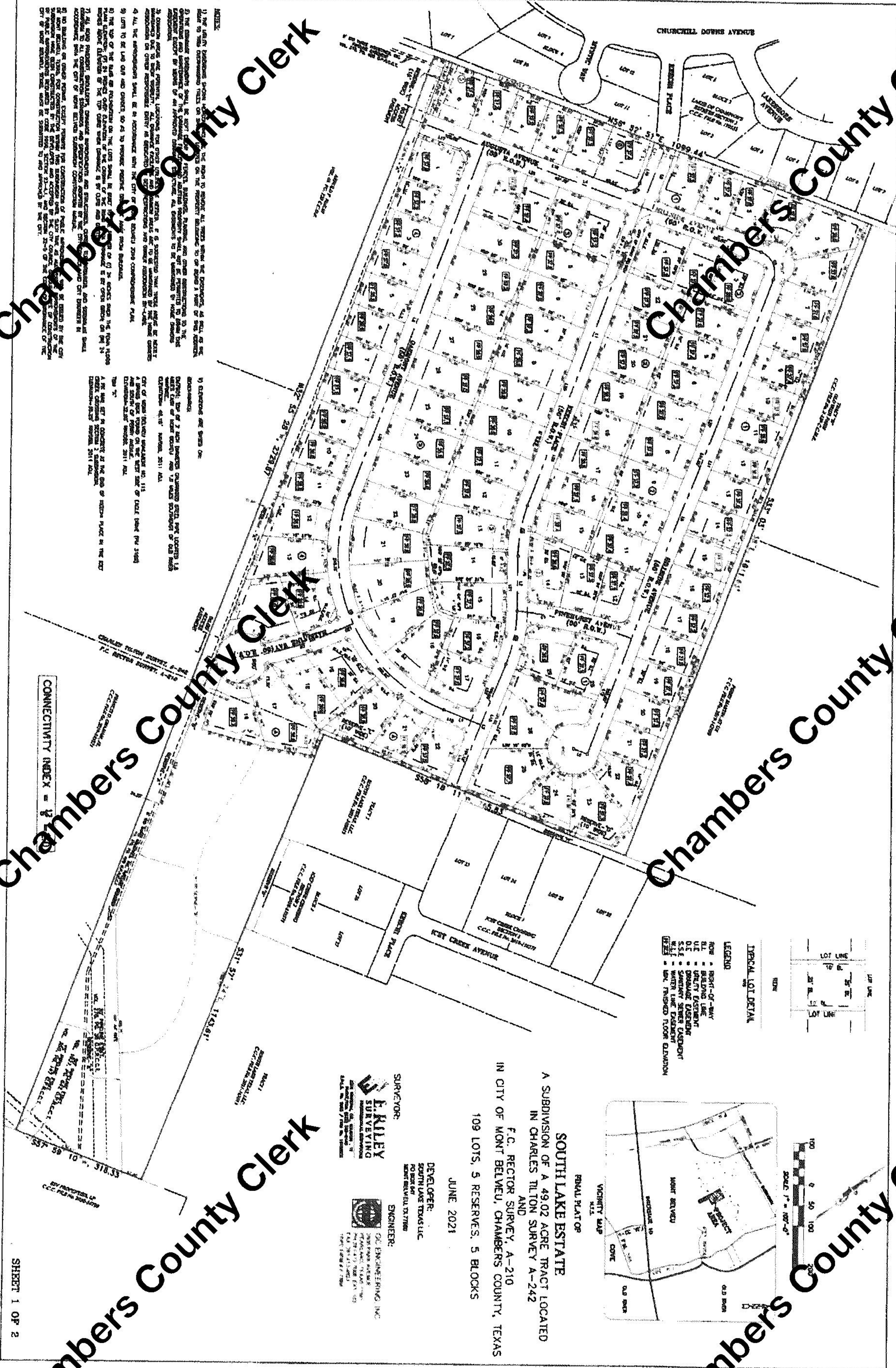
Chambers County Clerk

Chambers County Clerk

Chambers County Clerk

Chambers County Clerk

Chambers County Clerk



SHEET 1 OF 2

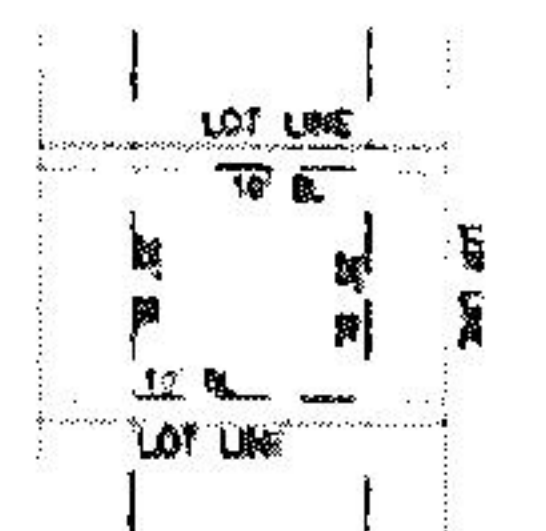
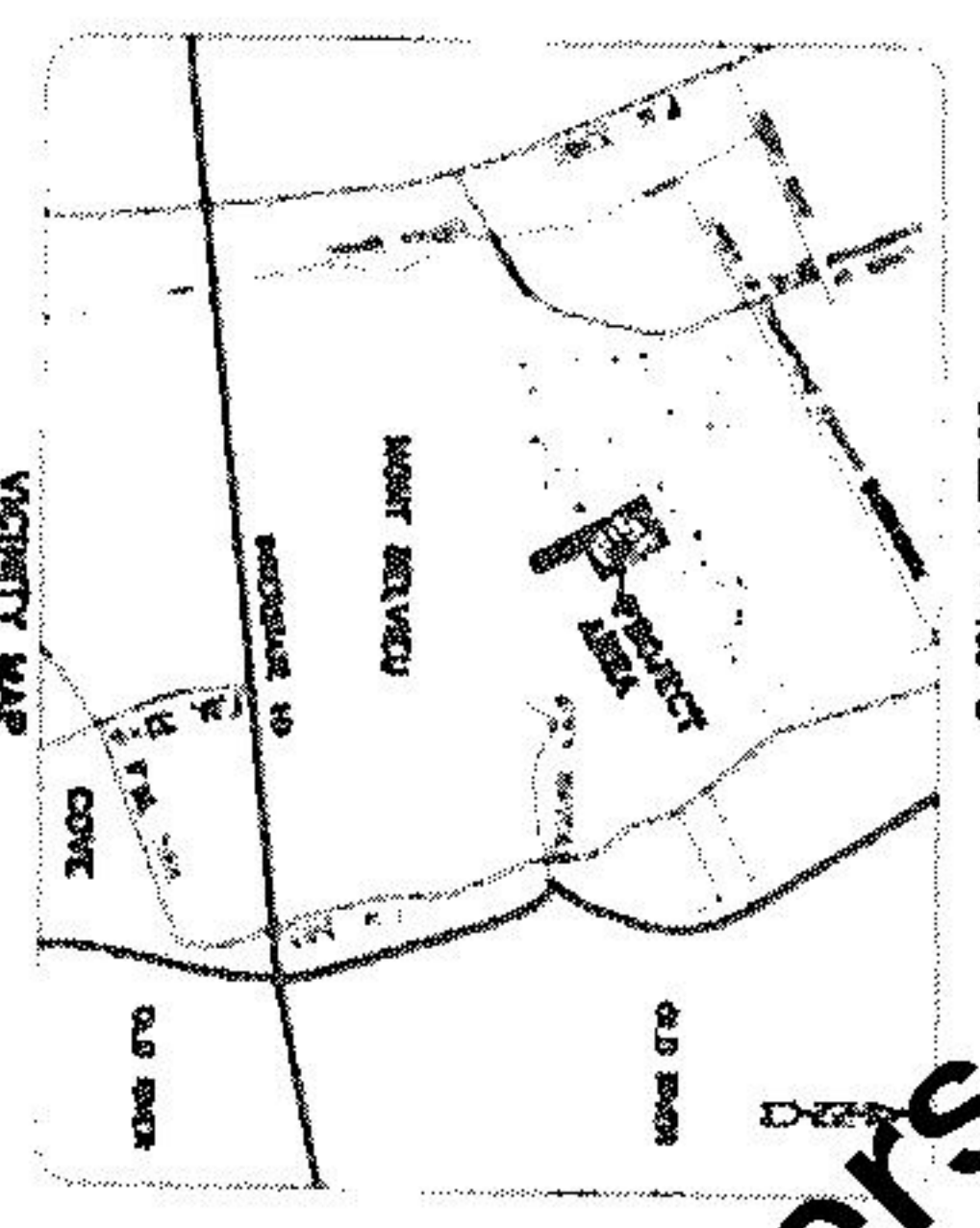
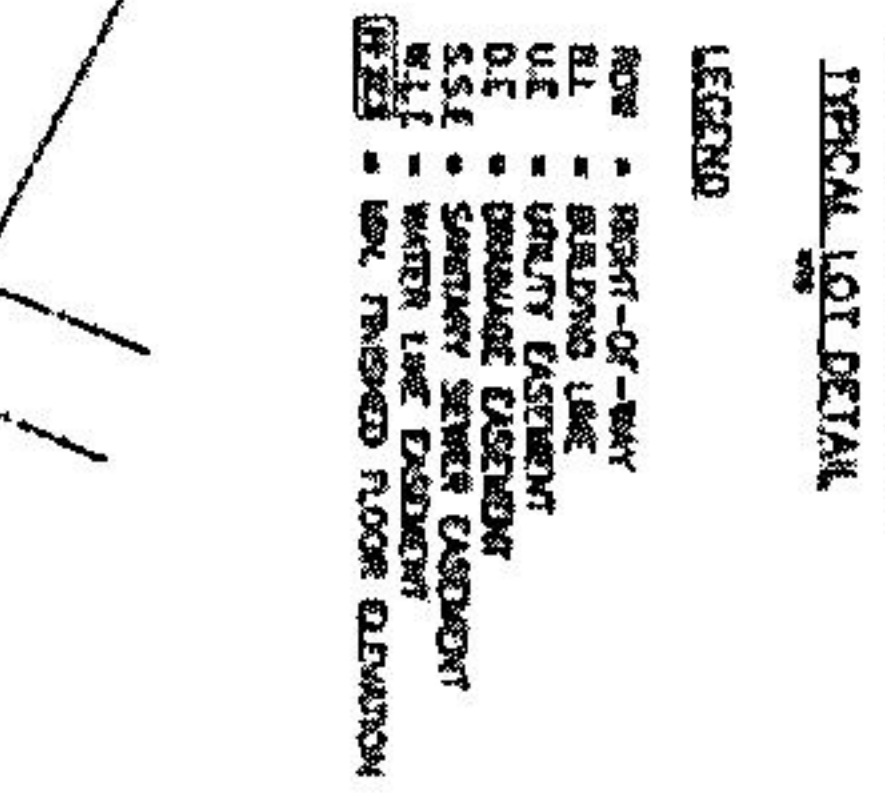
SURVEYOR:
E. RILEY
SURREYING
1000 W. 10TH ST. SUITE 100
MONT BELLEU, TEXAS 75007

ENGINEER:
GC ENGINEERING, INC.
1000 W. 10TH ST. SUITE 100
MONT BELLEU, TEXAS 75007

DEVELOPER:
CONTRAVE TEXAS LLC
1000 W. 10TH ST. SUITE 100
MONT BELLEU, TEXAS 75007

JUNE 2021

SOUTH LAKE ESTATE
A SUBDIVISION OF A 49.02 ACRE TRACT LOCATED
IN CHARLES TILTON SURVEY A-242
AND
F.C. RECTOR SURVEY, A-210
IN CITY OF MONT BELLEU, CHAMBERS COUNTY, TEXAS
109 LOTS, 5 RESERVES, 5 BLOCKS



Chambers County Clerk

FILED FOR RECORD IN:
Chambers County Clerk
On: 07/27/2021 9:05AM
Doc Number: 2021-170635
Number of Pages: 24
Amount: \$114.00
Order#: 20210727000004
By: CB
Heather H. Hawthorne



Chambers County Clerk