

DOC #2019110446

AMENDMENT TO THE DECLARATION OF

COVENANTS, CONDITIONS, AND RESTRICTIONS BENTWATER, SECTION 50

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, The Island at Bentwater Association, Inc. (the "Association"), is the governing entity for Bentwater, Section 50, an addition in Montgomery County, Texas, according to the map or plat thereof, recorded in the Map Records of Montgomery County, Texas, in Cabinet H, Sheets 196A-196B, along with any amendments, supplements, and replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is Subject to the Declaration of Covenants, Conditions, and Restrictions, Bentwater, Section 50, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 9631194, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS, Section 209.0041(h) of the Texas Property Code provides that the Declaration may be amended by the vote of 67% of the total votes allocated to property owners entitled to vote; and

WHEREAS, Association owners may be constructing docks on their property, and the Association desires to allow such owners to install covers over their docks;

NOW THEREFORE, in accordance with the foregoing, and as evidenced by the Certification hereto, the Declaration is hereby amended as follows:

Section 3.42(i), which had previously read:

No roof or covers of any type or character (including low profile boat slip covers) may be constructed over any boat slip or other structure constructed by Owner/Builder in the waters of Lake Conroe whether within or outside of the rear Lot line of any subdivision Lot.

Is hereby amended to read as follows:

Notwithstanding any contrary provision in this Declaration, a roof or cover may be constructed over a boat slip installed by an Owner in the waters of Lake Conroe. However, no such roof or cover shall be constructed until the Owner has first obtained the written approval of the Architectural Control Committee as provided for in Article IV hereof.

CERTIFICATION

"I, the undersigned, being a Director of The Island at Bentwater Association, Inc., hereby certify that the foregoing Declaration Amendment was approved by the vote of 67% of the total votes allocated to property owners entitled to vote on the amendment."

By: Roger Matheson

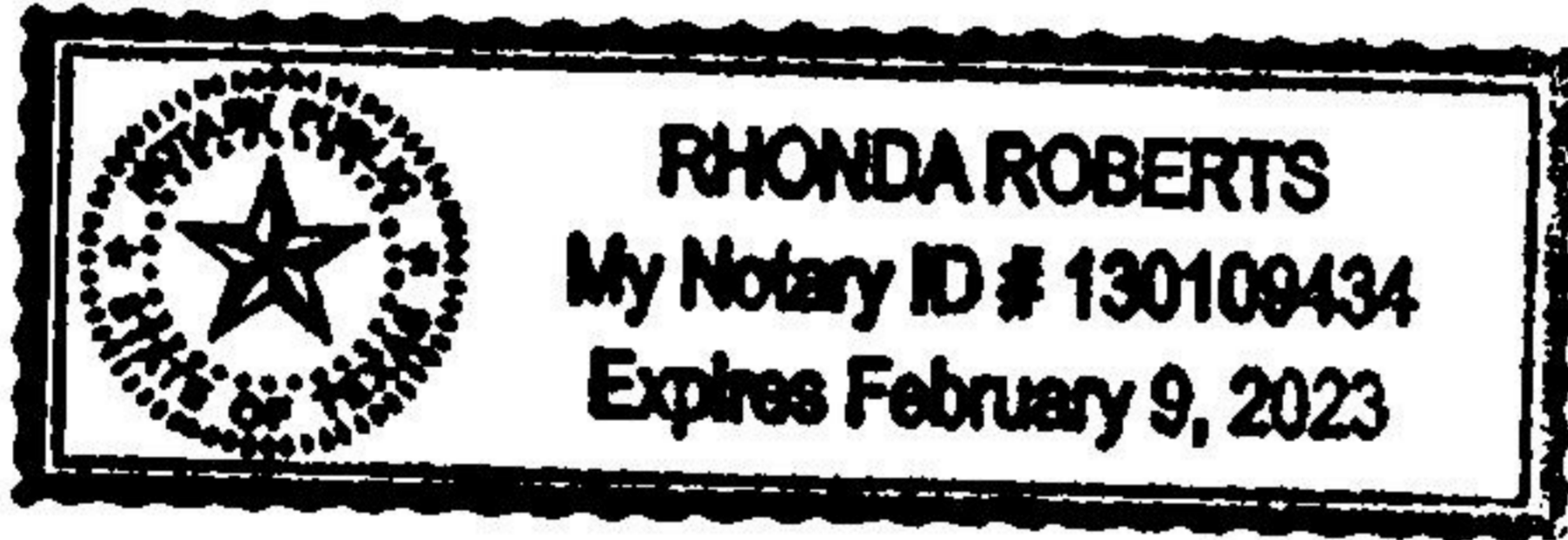
Print Name: ROGER MATHESON Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on the day personally appeared the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 21 day of November, 2019.

Rhonda Roberts
Notary Public, State of Texas



Return to:
The Fowler Law Firm
300 West Davis Ste. 510
Conroe TX 77301

FILED FOR RECORD
11/26/2019 08:55AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of the illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS,
COUNTY OF MONTGOMERY

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

11/26/2019



County Clerk
Montgomery County, Texas