Walker County
Kari A. French
Walker County Clerk

Instrument Number: 99696

ERecordings-RP

AFFIDAVIT

Recorded On: June 27, 2024 01:52 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: $37.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number:	99696
Receipt Number:	20240626000003
Recorded Date/Time:	June 27, 2024 01:52 PM
User:	Megan B
Station:	VITALS01

Record and Return To:

CSC Global

STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

Kari A. French

ADDITIONAL DEDICATORY INSTRUMENT
for
WAVERLY MANORS PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
§
COUNTY OF WALKER §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:

"My name is Christopher J. Archambault, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the attorney for WAVERLY MANORS PROPERTY OWNERS ASSOCIATION. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association's files, which are kept in the normal course of business, by the custodian of records.

1. Supplement to the Declaration of Covenants, Conditions and Restrictions

DATED this 26 day of June, 2024.

WAVERLY MANORS PROPERTY OWNERS ASSOCIATION

BY: _____
Name: Christopher J. Archambault
Attorney for WAVERLY MANORS PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this 26 day of June, 2024 by the said Christopher J. Archambault, Attorney for WAVERLY MANORS PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

_____
Notary Public, State of Texas

CHRISTOPHER S. MURPHY
Notary Public, State of Texas
Comm. Expires 12-13-2026
Notary ID 134103263

SUPPLEMENT TO DECLARATION

OF COVENANTS

CONDITIONS AND RESTRICTIONS

THE MANORS

THIS SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Amendment") is made this day by Frey, Inc., hereinafter called the "Declarant".

PREAMBLE

A Declaration of Covenants, Conditions and Restrictions ("Declaration") has been established for The Manors, by instrument recorded under Instrument No. 99109 of the Real Property Records of Walker County, Texas. Section 2.03 of the Declaration provides, in part, that the Declarant, Frey, Inc., may add to the scheme of the Declaration any property it owns by filing a record of Supplemental Declaration. Said Section 2.03 further provides that the Supplemental Declaration may contain additions, deletions, and modifications from those contained in the original Declaration to reflect the different character, if any, of the added properties.

This Supplement hereby modifies the Declaration previously filed under Instrument No. 99109 of the Real Property Records of Walker County, Texas in the following Sections.

MODIFICATIONS

The following Sections of the Declaration are hereby modified to read as follows with respect to The Manors:

12) **Section 4.06**

D. Subsidy and Loan Options

The Declarant shall not be required to pay annual assessments on the Lots it owns. The Declarant may elect in any year to pay the Association the difference between the amount of annual assessments collected on all Lots subject to assessment except the Lots it owns, and the amount of the actual expenditures incurred to operate the Association during the applicable calendar year (the "subsidy"). The payment by Declarant of a subsidy in any year shall under no circumstances obligate the Declarant to pay a subsidy in a future year or years. The subsidy may be paid by the Declarant in increments throughout the year as funds are needed by the Association.

In addition to or in lieu of paying a subsidy to the Association, the Declarant may also elect to make loans to the Association to aid in the financing of the Association. In the event of a loan, the loan and interest thereon at the prime rate of interest announced from time to time by Bank of America, N.A. ~~or another bank designated by the Board at the time the loan is made plus 1% per~~ annum, shall be payable by the Association to the Declarant from future annual assessments collected by the Association. All loans, if any, shall be evidenced by promissory notes executed by the Association at the time the loan is made. The Declarant has complete discretion as to whether it elects to provide a subsidy or a loan to the Association.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein has executed this Supplement to the Declaration, acting by and through its duly authorized and empowered officers, to be effective on this the 25 day of June, 2024.

ATTEST:

ALY FREY, Vice President

FREY, INC.

BY:

DAVID R. FREY, President

THE STATE OF TEXAS §

COUNTY OF Montgomery §

This instrument was acknowledged before me on June 25, 2024, by David R. Frey, President of FREY INC., a Texas corporation on behalf of said corporation.

KALEY ALYSSA JONES
Notary ID #132332457
My Commission Expires
January 28, 2028

NOTARY PUBLIC in and for

THE STATE OF TEXAS