

THIRD AMENDMENT
to
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
FOR MILLER'S CROSSING SECTION I

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

This Third Amendment to Declaration of Covenants, Conditions & Restrictions for Miller's Crossing, Section I (the "Third Amendment") is made pursuant to approval of the then owners of not less than a majority of all Lots in the Properties.

WHEREAS, the Declaration of Covenants, Conditions & Restrictions for Miller's Crossing, Section I was recorded under Clerk's File No. 9717296 of the Official Public Records of Real Property of Montgomery County, Texas (the "Declaration"); and

WHEREAS, Article VIII, Section 1 of the Declaration provides that, except as expressly permitted thereby, the Declaration may be changed by an instrument signed by the then owners of not less than a majority of all Lots in The Properties and properly recorded in the appropriate records of Montgomery County, Texas; and

WHEREAS, the then owners of not less than a majority of all Lots in The Properties desire to amend the Declaration as set forth herein.

WHEREAS, Article III, Section 3, Maximum Annual Assessment, stipulates an annual assessment of five hundred dollars (\$500.00) payable annually ("Base Rate"), and that such annual assessment may be increased from time to time as set forth in such Section 3.

WHEREAS, The formula for such increase is insufficient to meet the current necessary anticipated annual expenditures for the Subdivision in 2026 and beyond.

WHEREAS, the Owners desire to amend the Declaration to provide an increase in the maximum annual assessment for the year 2026 and subsequent years.

NOW, THEREFORE, based upon the approval of the then owners of not less than a majority of all Lots in The Properties, as evidenced by the signatures attached hereto as Exhibit A and incorporated herein by reference, the Declaration is hereby amended as set forth below:

1. Article III, Section 3, of the Declaration titled "Maximum Annual Assessments" is hereby amended to authorize the Board to establish the Base Rate for the annual assessment for 2026 and subsequent years in an amount equal to Eight Hundred Dollars (\$800.00).
2. The Second Amendment to the Declaration dated April 16, 2025, recorded under Clerk's File No. 2025037575 of the Official Public Records of Real

Property of Montgomery County, Texas (the "Second Amendment") is hereby void and of no force and effect.


Except as amended herein, all other provisions in the Declaration, as amended, remain in full force and effect.

Unless otherwise indicated, capitalized terms used herein have the same meanings as that ascribed to them in the Declaration.

CERTIFICATION

IN WITNESS WHEREOF, the President of Miller's Crossing Property Owner's Association hereby executes this instrument to certify approval of the foregoing Third Amendment to Declaration of Covenants, Conditions & Restrictions for Miller's Crossing, Section I by the then owners of not less than a majority of all Lots in The Properties, as evidenced by the signatures attached hereto.

MILLER'S CROSSING PROPERTY OWNERS' ASSOCIATION

By: 
As President of the Association

Printed: Lee H. Wainscott

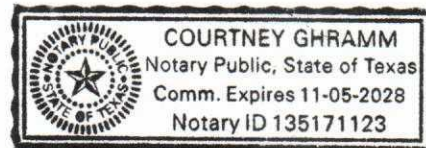
THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned notary public, on this 17 day of November 2025, personally appeared Lee H. Wainscott, as President of Miller's Crossing Property Owners' Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas

Return to : MCPOA
31623 Montano Court
Magnolia, Texas 77354



THIRD AMENDMENT BALLOT RESULTS
Original Signature Pages on File and Filed of Record

FOR:

Bethke
Boase
Bridges
Bullock
Burgess
Cook
Crismon
French
Grimm
Haines
Hemmen
Hoskins
Josefeson
Kotrla
Mathis
Mitchell
Neall
Needham
Oberneufemann
Perales
Richert
Sharp, S.
Sharp, D.
Strickland
Wainscott
Weatherly
Wells
White Estate
Wrenn

AGAINST:

Besecker
Dance
Hernandez
Kies
Liebbe
Listi
Norman
Schamel

NO RESPONSE: 15