

**CERTIFICATION OF
CHAPTER 211 ELECTION RESULTS FOR THE
HIDDEN COVES PROPERTY OWNERS ASSOCIATION, SECTION TWO**

STATE OF TEXAS *

COUNTY OF SAN JACINTO *

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the developer of that certain subdivision in San Jacinto County, Texas, known as "Hidden Coves Subdivision", pursuant to plat duly recorded in the Plat Records of San Jacinto County, Texas, did file and establish uniform covenants and deed restrictions ("Restrictions") for the Hidden Coves Subdivision, Section Two, ("HIDDEN COVES, SECTION TWO"), said Restrictions being filed at Vol. 131, page 7, et seq., of the Official Records of San Jacinto County, Texas; and

WHEREAS, the Restrictions provide the following to amend the deed restrictions:

These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until June 1st, 2000, A.D., at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the tract has been recorded, agreeing to change said covenants in whole or in part.

and

WHEREAS, Chapter 211 of the Texas Property Code became effective on September 1, 2005, and as amended by the 2015 Texas Legislature, provided for the amendment of deed restrictions by property owners in subdivisions in San Jacinto County, Texas; and

WHEREAS, pursuant to Section 211.004 of the Texas Property Code, on November 19, 2016, the following amendment procedure was approved by over a two-thirds (2/3) vote of the Board of Directors of the Hidden Coves Subdivision, Section Two, at a special meeting, pursuant to Chapter 211 of the Texas Property Code, subject to an election of the property owners as provided for by Chapter 211.004, Texas Property Code, with the date of the Chapter 211 election to be on December 31, 2016; and

WHEREAS, the ballots for adopting an amendment procedure were canvassed and counted on December 31, 2016, where a total of 10 votes were cast, 8 of which votes were in favor of the

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following amendment procedure for the deed restrictions for the Hidden Coves Subdivision, Section Two, being more than the required two-thirds (2/3) vote for adoption of such amendment procedure:

The members of Hidden Coves Property Owners Association, Section Two, shall have the right at any time hereafter to amend the deed restrictions applicable to Section 2 of the Hidden Coves Subdivision, which restrictions were filed of record with the San Jacinto County Clerk, by a majority vote of the members of Hidden Coves Property Owners Association, Inc., Section Two, voting in favor of such amendment to any or all of the restrictions, conditions, and covenants applicable to Section 2 of the Hidden Coves Subdivision, by the members of Hidden Coves Property Owners Association, Section Two, at a special or annual meeting at which 10% of the members are present, either in person or by proxy, with each member who is eligible to vote being entitled to one (1) vote for all lots owned in Section 2.

and

WHEREAS, the election canvassing committee chairperson, LINDA PASSMORE, has certified to the President of the Association, the result of the Chapter 211 election of Hidden Coves Subdivision, Section Two;

NOW THEREFORE, the presiding officer hereby executes and files, in the real property records of San Jacinto County, Texas, this instrument that indicates that the following amendment procedure was adopted for the deed restrictions for the Hidden Coves Subdivision, Section Two, San Jacinto County, and said procedure is hereby adopted and effective upon filing of this document:

The members of Hidden Coves Property Owners Association, Section Two, shall have the right at any time hereafter to amend the deed restrictions applicable to Section 2 of the Hidden Coves Subdivision, which restrictions were filed of record with the San Jacinto County Clerk, by a majority vote of the members of Hidden Coves Property Owners Association, Inc., Section Two, voting in favor of such amendment to any or all of the restrictions, conditions, and covenants applicable to Section 2 of the Hidden Coves Subdivision, by the members of Hidden Coves Property Owners Association, Section Two, at a special or annual meeting at which 10% of the members are present, either in person or by proxy, with each member who is eligible to vote being entitled to one (1) vote for all lots owned in Section 2.

Signed this 21 day of February, 2016.

Robin Passmore
ROBIN PASSMORE, President

ATTEST:

Laura Raymond
LAURA RAYMOND, Secretary

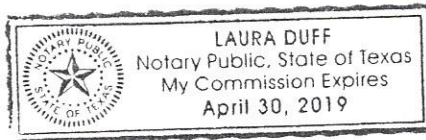
STATE OF TEXAS *

COUNTY OF SAN JACINTO *

This instrument was acknowledged before me on the 21 day of February, 2017, by ROBIN PASSMORE, President, HIDDEN COVES PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation on behalf of said corporation.

Laura Duff
NOTARY PUBLIC, STATE OF TEXAS

After filing return to:
Travis E. Kitchens, Jr.
Lawyer
P.O. Box 1629
Onalaska, Texas 77360



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Filed for Record in:
San Jacinto County

On: Feb 21, 2017 at 02:22P

As a
Recording

Document Number: 20170922

Amount 29.00

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By:
Marna Gearhart

STATE OF TEXAS

COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Feb 21, 2017

Dawn Wright, County Clerk
San Jacinto County, Texas