

**AMENDMENT TO DECLARATIONS OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR CROCKETT TRACE  
ESTATES, SECTIONS 1, 2, 3, 4, 5, 6, AND 7**

This Amendment to Declarations of Covenants, Conditions and Restrictions for CROCKETT TRACE ESTATES, SECTIONS 1, 2, 3, 4, 5, 6, and 7 is executed by Stoecker Corporation, and is to be effective as of the date on which this Amendment is filed for record with the County Clerk of Montgomery County, Texas for recording in the Official Public Records of Montgomery County, Texas.

**WITNESSETH:**

WHEREAS, Stoecker Corporation, is the developer of CROCKETT TRACE ESTATES, SECTIONS 1, 2, 3, 4, 5, 6, 7, and 8, and the Declarant under the Declarations of Covenants, Conditions, and Restrictions of Crockett Trace Estates, Sections 1, 2, 3, 4, 5, 6, 7, and 8 (collectively, the "Declarations"), a subdivision located in Montgomery County, Texas, according to the maps or plats thereof recorded in Cabinet Z, Sheet 2674, Cabinet Z, Sheet 3006, Cabinet Z, Sheet 3279, Cabinet Z, Sheet 3625, Cabinet Z, Sheet 3811, Cabinet Z, Sheet 5683 (replat of Section 5, Cabinet Z, Sheet 4295), Cabinet Z, Sheet 5738, and Cabinet Z, Sheet 6104, respectively, of the Map Records of Montgomery County, Texas (collectively, the "Subdivision"); and

WHEREAS, Stoecker Corporation, is the Class B Member of the Property Owners Association of Crockett Trace Estates (the "Association"), a Texas nonprofit corporation established and organized pursuant to the provisions of the Declarations; and

WHEREAS, the Subdivision is subject to the covenants, conditions, and restrictions set out in the Declarations, which are of record in the Official Public Records of Montgomery County, Texas under Clerk's File Nos. 2014000297, 2014086029, 2015025213, 2015094486, 2016020845, 2016115178, 2019039742, and 2019111143, respectively; and



DOC #2020013664

WHEREAS, the applicable provisions of the Declarations vest in the Declarant, as the Class B Member of the Association, the exclusive right to amend the Declarations during the Developer Control Period, as that term is defined in the Declarations; and

WHEREAS, the Developer Control Period is currently in effect; and

WHEREAS, Stoecker Corporation, as the Declarant under the Declarations and Class B Member of the Association, desires to amend the Declarations for Sections 1, 2, 3, 4, 5, 6, and 7, as hereinbelow provided;

NOW THEREFORE, in consideration of the premises, the Declarations for Sections 1, 2, 3, 4, 5, 6, and 7 are hereby amended as follows:

1. Section D.2.1 of the Declarations for Crockett Trace Estates, Sections 1, 2, 3, 4, 5, and 6 is amended to read as follows:

- l. *Manufactured Home Porches Required.*** All manufactured homes must have front porches built and attached to them (not just steps). The minimum size porch shall be four feet by six feet (4' x 6') and constructed of new wood material. No used material will be accepted. If porch roofing is built, all porch roofing used must be covered with composition shingles, new metal roofing or other material approved in advance by the ACC.

2. Section D.2.m of the Declaration for Crockett Trace Estates, Section 7:

- m. *Manufactured Home Porches Required.*** All manufactured homes must have front porches built and attached to them (not just steps). The minimum size porch shall be four feet by six feet (4' x 6') and constructed of new wood material. No used material will be accepted. If porch roofing is built, all porch roofing used must be covered with composition shingles, new metal roofing or other material approved in advance by the ACC.

Except for the limited changes or modifications set out herein, the Declarations shall remain in full force and effect as originally written and previously amended.

STOECKER CORPORATION

By: \_\_\_\_\_

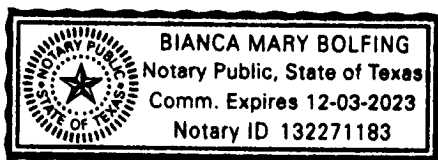
Michael B. Stoecker, President

THE STATE OF TEXAS                   §

COUNTY OF MONTGOMERY           §

This instrument was acknowledged before me on the 5<sup>th</sup> day of February, 2020, by MICHAEL B. STOECKER, President of STOECKER CORPORATION, a Texas corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public - State of Texas



**AFTER RECORDING RETURN TO:**

Stoecker Corporation  
P. O. Box 247  
Conroe, Texas 77305

FILED FOR RECORD  
02/12/2020 09:55AM




COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

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.

02/12/2020



County Clerk  
Montgomery County, Texas