

Rustling Oaks Estates Property Owners Association, Inc
4001 Loper Drive
Streetman, Texas 75859

April 7, 2021

County Clerk Navarro County, Texas

RE: Filing a Modification to paragraph 2X of the Declaration of Covenants for Phases I-IV for the Rustling Oaks Estates Property Owners Association, Inc (ROEPOA). The Special Assessment was approved by the members / property owners at the Annual ROEPOA Meeting on March 13, 2021.

The current language of paragraph 2X in each Declaration of Covenants for Phases I-IV of the ROEPOA states the assessment charges may be raised by the Developer, or after the subdivision is turned over to the Homeowners Association, by a majority vote of owners of lots in the subdivision duly covenanted for that purpose.

This is evidenced in the current Declaration of Covenants for each Phase filed with the County Clerk, Navarro County, Texas with the following effective dates:

Phase I—effective January 1, 1987

Phase II—effective November 19, 1990

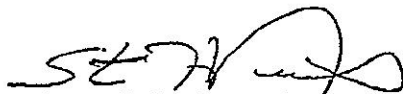
Phase III—effective September 9, 1996

Phase IV—effective September 18, 2001

In accordance with Texas Property Code 11 and ROEPOA Dedicatory Documents, a majority vote of 57 of the 111 ROEPOA property owners, via signed ballots, approved an annual Special Assessment of \$500.00 at the Annual ROEPOA Association meeting on March 13, 2021 to support road improvements throughout the 3.5 miles of private roads within the subdivision.

Required addition to each Declaration of Covenants for Phase I – IV, effective March 13, 2021:

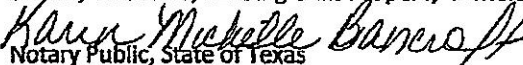
An annual Special Assessment of \$500.00 per member/property owner is hereby made, in addition to the regular assessment, and will be payable on June 1 of each year starting in 2021 to support an estimated 8-year Master Road Plan to improve 3.5 miles of roads in the ROEPOA. The Special Assessment will be terminated or modified at the completion of the Master Road Plan by a majority vote of the members/property owners at the ROEPOA annual meeting.


Steven H Nichols, President


Ann Stotler, Treasurer

State of Texas
County of Navarro

This instrument was acknowledged before me this 7th day of April, 2021 by Steven Nichols, President and Ann Stotler, Treasurer, Rustling Oaks Property Owners Association, Inc,


Notary Public, State of Texas

