

**NOTICE OF L.E.P.O.A. LAKEVIEW ESTATES PROPERTY OWNER'S ASSOCIATION, INC.  
ADOPTION OF AMENDMENT TO RESTRICTIVE COVENANTS REGARDING LEASING**

COUNTY OF SAN JACINTO      §  
STATE OF TEXAS               §  
   §

TAKE NOTICE that on April 23, 2022 pursuant to the procedure in Restrictive Covenants, a vote of the majority of members of the L.E.P.O.A. Lakeview Estates Property Owner's Association, Inc. adopted the following amendment to its Restrictive Covenants. The existing Restrictive Covenants are filed in the Real Property Records of San Jacinto County at Vol.102, page 140, Vol. 236, pages 404 and 408 for Subdivision Sections 1, 2, and 3, with Amendments filed at Vol. 47, page 653, Vol.134, page 435, and 2013 Amendment filed by File Clerk's number 20145150 at Page No. 21249.

The Amendment is as follows:

Article II is amended to add an additional SECTION as follows:

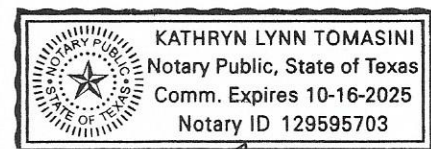
**SECTION 21: Leasing**

(1) Definitions: The terms "Lease" and "Leasing" shall refer to the regular, exclusive occupancy of a residence by any person other than the Owner, for which the Owner receives any consideration or benefit including, without limitation, a fee, service, or gratuity. "Rent", "rentals", or "renting" shall have the same meaning.

(2) Authorized Leases: Leasing of residences, which strictly comply with the following terms and conditions, are authorized without further action by the Owner or the Board of Directors:

(a) Term: The lease shall provide for a minimum initial term of at least ninety (90) days. The residence may not be subleased and the lease may not be assigned during the initial ninety (90) day term.

(b) Termination: In the event of termination of the lease after the tenant has taken occupancy and prior to the end of the minimum initial term, the Owner may not enter into a new lease with a term commencing prior to the date on which the previous term would have expired without prior approval of the Board of Directors. The Board of Directors may grant approval for such new lease if it determines that the Owner acted in good faith with no intent to circumvent the requirements of this section and could not have reasonably anticipated the early termination of the previous lease at the time the previous lease was signed.



*Kathryn Tomasini*

(3) Notice to Association: The Owner shall provide the Board of Directors with renter contact information (names, email, phone number) and duration of lease prior to the renters occupying the leased residence.

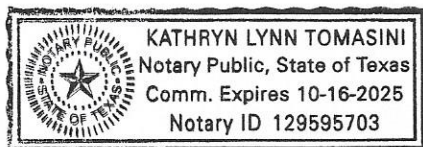
(4) Leases Prohibited: Leasing of residences other than in strict compliance with Section 21 (2) (a & b) hereof, including short-term or vacation rentals, is prohibited.

(5) Enforcement: Owners found to be leasing residences in violation of this Section 21 (2, 3, 4) are subject to enforcement actions by the Board of Directors including without limitation property liens and fines up to the value of any lease found to be in violation. The Board is entitled to recover court costs and attorneys fees for any enforcement action.

SIGNED this 30<sup>th</sup> day of April 2022.

Randall Walker, President of L.E.P.O.A. Lakeview Estates  
Property Owner's Association, Inc.

THIS INSTRUMENT was acknowledged before me, the undersigned notary, by Randall Walker, President of L.E.P.O.A. Lakeview Estates Property Owner's Association, Inc., who is known to me on this 30<sup>th</sup> day of April 2022.



Kathryn Tomasini  
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:  
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AFTER RECORDING, PLEASE RETURN TO:  
L.E.P.O.A. Lakeview Estates Property Owner's Association  
P.O. Box 1071  
Coldspring, TX 77331

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By:  
Cindy Henderson

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

May 02, 2022

Dawn Wright, County Clerk  
San Jacinto County, Texas