



**AMENDED AND CORRECTED RESOLUTION OF
PECAN GROVE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
Regarding Adoption of
AMENDMENTS TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS**

DATED: 15th Feb, 2023.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I, Randa Luker, Secretary of PECAN GROVE PLANTATION PROPERTY OWNERS ASSOCIATION, INC. (hereinafter referred to as the "Association"), do hereby certify that by a written instrument executed and acknowledge by owners entitled to cast at least sixty-seven percent (67%) of the total votes allocated to property owners entitled to vote on the amendment of the declaration, the owners and members of the Association have voted in favor of amending to the Declaration of Covenants, Conditions and Restrictions for each section of Pecan Grove Plantation Property Owners Association, as more fully set forth below:

AMENDMENT TO DECLARATIONS

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, the Association is divided into numerous separate sections, each of which has their own set of Declarations, specifically:

<u>Description</u>	<u>File No.</u>	<u>Date</u>
Declaration of Covenants, Conditions and Restrictions – Section 1	78046403	5/12/1978
Declaration of Covenants, Conditions and Restrictions – Section 2	79089985	5/9/1979
Declaration of Covenants, Conditions and Restrictions – Section 3	80003328	1/30/1980
Declaration of Covenants, Conditions and Restrictions – Section 4	81088660	12/14/1981
Declaration of Covenants, Conditions and Restrictions – Section 5	84043906	9/6/1984
Declaration of Covenants, Conditions and Restrictions – Section 5 (Corrected)	84046073	9/20/1984
Declaration of Covenants, Conditions and Restrictions – Section 6	82026105	6/29/1982
Declaration of Covenants, Conditions and Restrictions – Section 7	83044139	9/7/1983
Declaration of Covenants, Conditions and Restrictions – Section 8	84020805	5/4/1984
Declaration of Covenants, Conditions and Restrictions – Section 8 (Partial Replat)	8562081	12/31/1985
Declaration of Covenants, Conditions and Restrictions – Section 9	8833507	7/8/1988
Declaration of Covenants, Conditions and Restrictions – Section 10	8917419	4/18/1989
Declaration of Covenants, Conditions and Restrictions – Section 11	9011323	3/13/1990
Declaration of Covenants, Conditions and Restrictions – Section 12	9045395	8/29/1990
Declaration of Covenants, Conditions and Restrictions – Section 14	9045396	8/31/1990
Declaration of Covenants, Conditions and Restrictions – Section 15	9109135	2/26/1991

Declaration of Covenants, Conditions and Restrictions – Section 16	9119035	4/19/1991
Declaration of Covenants, Conditions and Restrictions – Section 17	9230875	6/3/1992
Declaration of Covenants, Conditions and Restrictions – Section 18	9463641	9/21/1994
Declaration of Covenants, Conditions and Restrictions – Section 19	9042969	8/21/1990
Declaration of Covenants, Conditions and Restrictions – Section 20	9709007	2/13/1997
Declaration of Covenants, Conditions and Restrictions – Section 21	9230876	6/3/1992
Declaration of Covenants, Conditions and Restrictions – Section 22	9362914	9/28/1993
Declaration of Covenants, Conditions and Restrictions – The Greens	83046708	9/22/1983
Declaration of Covenants, Conditions and Restrictions – The Greens Sec. II	8615284	4/3/1986
Declaration of Covenants, Conditions and Restrictions – The Terrace	2015085253	7/31/2015

WHEREAS, Tex. Prop. Code § 209.0041(h) provides, in relevant part, that a declaration may be amended by a vote of 67 percent of the total votes allocated to property owners entitled to vote on the amendment of the declaration;

WHEREAS, between October 28, 2022 and November 28, 2022, at one or more special meetings, via absentee ballot, via electronic ballot, and in person, owners entitled to cast at least sixty-seven percent (67%) of the total votes allocated to property owners entitled to vote on the amendment of the declaration voted in favor of amending to the Declaration of Covenants, Conditions and Restrictions for each section of Pecan Grove Plantation Property Owners Association;

THEREFORE, the following modifications shall be made to the Declaration by inserting the language set forth herein below into each of the above-numbered Declarations, filed for record in the real property records of Fort Bend County, Texas:

ARTICLE I(A)

LEASING

Section 1. Required Lease Provisions: Every lease of a home within the Association shall be subject to the following terms and provisions:

- (a) All leases shall be in writing;*
- (b) No lease shall be for transient or hotel purposes;*
- (c) No lease shall cover less than the entire home;*
- (d) Unless otherwise permitted in writing by the Board of Directors, no lease shall be for an initial term of less than one (1) year;*
- (e) Unless otherwise permitted in writing by the Board of Directors, no home may be rented out via vacation rental or corporate rental services like AirBNB, VRBO or similar. Note: violation of this provision shall subject the Owner to*

an initial fine of \$250.00 dollars, plus an additional fine of \$100.00 per day;

- (f) *Every lease shall be, and shall specifically state in the writing in the lease that the lease (i) is subject in all respects to all the terms and provisions of the Declaration of Covenants, Conditions and Restrictions, By-Laws, Rules and Regulations and/or Policies, and the lessee(s) agree to abide and be bound by the provisions thereof; and (ii) that any violation of the Declaration of Covenants, Conditions and Restrictions, By-Laws and/or Policies shall be a default under the lease and grounds for immediate termination of the lease and eviction of lessee(s) by lessor(s) **or by the Association;** and*
- (g) *Leases may be subject to such reasonable terms and provisions as required by the Board of Directors.*
- (h) *The Owner is responsible for ensuring that all residents/occupants of each home comply with all requirements of this policy. Failure by the Owner to comply with this policy will subject the Owner to fines as provided for in these rules*
- (i) *No lease may violate any of the governing documents of the Association;*
- (j) *No lease or any provisions thereof violate any State or Federal laws;*
- (k) *All leases must provide that compliance with the Association governing documents is mandatory, and must provide for enforcement by the Association;*
- (l) *All leases must provide the Association with the right to pursue corrective action with the tenant, including eviction of the tenant from the premises for breach of the Association's governing documents.*

Section 2. Sub-Leasing Prohibited: *Sub-leasing of homes, in whole or in part, whether disclosed or undisclosed, is prohibited.*

Section 3. Lessee Information: *Owner must submit the following information to the Association prior to initiating a lease:*

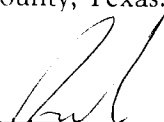
- (a) *A blank copy of the lease form utilized by Owner for the lease;*
- (b) *The name, mailing address, phone number, and e-mail address of each person who will reside at a property in the subdivision under a lease;*

(c) The commencement date and term of the lease.

Section 4. Occupancy: No more than two (2) adults may occupy any home for each bedroom within the home. (e.g. a 3 bedroom home has a maximum occupancy of six adults). This provision shall have no effect upon occupants of a home under the age of eighteen (18).

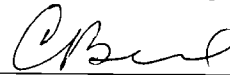
IT IS, HEREBY, RESOLVED that the Board of Directors of the Association adopts this formal resolution for the purpose of adopting amendments to the Association's Declarations, and for filing in the Real Property Records of Fort Bend County, Texas.

Dated: 15th Feb 2023


Secretary - Rachel Luker

STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 15th day of February, 2023, by Rachel Luker, as secretary of **PECAN GROVE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**, on behalf of said corporation.


Notary Public in and for the State of Texas

