



DOC #2018002899

MILL CREEK LANDING
AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Mill Creek Landing, is executed on the date hereinafter set forth by the Board of Directors of Mill Creek Landing Homeowner’s Association (the “Association”).

W I T N E S S E T H :

WHEREAS, on August 30, 1979 MILL RIDGE, INC. ("Developer") executed that certain Declaration of Covenants, Conditions and Restriction for Mill Creek Landing, Section One ("Original Restrictions"), filed for record under Clerk’s File No. 79-31508, in Volume 1152, Page 337, of the Deed Records of Montgomery County, Texas; and

WHEREAS, the Developer adopted the Original Restrictions for Mill Creek Landing, Sections Two and Three by instruments filed under Clerk's File Nos. 82-57615 and 82-57616, in the Official Public Records of Real Property of Montgomery County, Texas; and,

WHEREAS, the Original Restrictions provided in Article VI, Paragraph 14, thereof that the Board of Directors of the Association may, upon majority vote, change the Original Restrictions in whole or in part; and

WHEREAS, the Board of Directors for the Association amended the Original Restrictions on December 21, 1999. That amendment is filed of record under Clerk’s File No. 99-104889, in the Official Public Records of Real Property of Montgomery County, Texas; and Board of Directors again amended the restrictions on December 19, 2009. That amendment is filed of record under Clerk’s File No. 2009-116231 of the Official Public Records of Real Property of Montgomery County, Texas, and became effective January 1, 2010, (collectively the “Amended Restrictions”); and

WHEREAS, the Amended Restrictions provide in Article IV, Paragraph 16, thereof that the Board of Directors of the Association may, upon majority vote, change the Amended Restrictions in whole or in part; and

WHEREAS, the Board of Directors for the Association desires and has voted as of January 7, 2018 to further amend the Amended Restrictions; and

NOW, THEREFORE, the Board of Directors of the Mill Creek Landing Homeowner's Association adopts, reaffirms and ratifies the following amendment and modification to the Amended Restrictions and declares that such amendment shall become effective when this instrument is filed for record in the Official Public Records of Montgomery County, Texas:

1. Article IV, paragraph 3, of the Amended Restrictions is amended to read as follows:

Structures and Uses – Lots shall be used solely for residential purposes. All dwellings erected on Lots shall be new, built-in place structures that conform to the requirements set forth elsewhere in these Restrictions. Beginning as of the effective date of this instrument, the foregoing requirement that structures shall be new and built-in place shall be construed to prohibit any home, dwelling or residence from being disassembled or divided on a location outside of the Subdivision and reassembled or re-constructed on a Lot within the Subdivision. This paragraph shall also be construed to prohibit manufactured homes, modular homes, or any other mobile home structure. No unsightly outbuilding shall be constructed upon or allowed to exist upon any lot nor, other than as a short-lived temporary convenience, shall any trailer, camper, or other wheeled device or vehicle other than operational and properly registered private motor vehicles be parked in obvious public view upon the lot. Other than for the occasional, temporary and short-lived convenience of guests or workers, no wheeled device or vehicle of any kind shall be parked in or alongside a road, or in or over any part of a roadside drainage ditch or swale in Mill Creek Landing.

2. Article IV, paragraph 16, of the Amended Restrictions is amended to read as follows:

These Restrictions and Covenants are to run with the land; they shall be binding on all parties and persons until December 31, 2029, at which time they shall be automatically extended for successive periods of 10 years. Notwithstanding the provisions in this paragraph, these Restrictions and Covenants may be amended, at any time, by the affirmative vote of a majority of the Lots in the Subdivision, with each Lot entitled to one vote.

3. Except as specifically amended and modified by this Amendment, the Amended Restrictions, effective January 1, 2010, shall remain in full force and effect as originally written.

The undersigned certifies that the Board of Directors of the Mill Creek Landing Homeowner's Association duly considered and adopted this instrument on the 7 day of January, 2018 at an open meeting of the board of directors of the Association.

IN WITNESS WHEREOF, the undersigned President of MILL CREEK LANDING HOMEOWNER'S ASSOCIATION has hereunto set my hand this 8 day of January, 2018.

MILL CREEK LANDING
HOMEOWNER'S ASSOCIATION

[Signature]
President

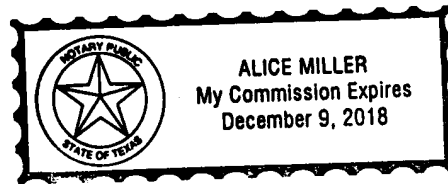
Attest:

[Signature]
Secretary

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 8 day of January, 2018, by Bybee C. Miller, President of MILL CREEK LANDING HOMEOWNER'S ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.

[Signature]
Notary Public - State of Texas



Return to:
The Fowler Law Firm

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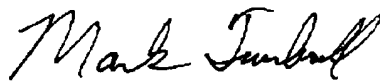


COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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.

01/10/2018



County Clerk
Montgomery County, Texas