

SECOND AMENDMENTS TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
PLANTATION LAKE ESTATES, SECTION ONE

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENT:

COUNTY OF WALLER §

This Second Amendments to Declaration of Covenants, Conditions and Restrictions for Plantation Lake Estates, Section One (the "Amendment") is made by the Owners of Lots in the Subdivision and is effective the date filed for record in the Real Property Records of Waller County, Texas.

WITNESSETH:

WHEREAS, there was filed on December 9,1998, at Volume, Page 454 et seq in the Real Property Records of Waller County, Texas that certain Declaration of Covenants, Conditions, and Restrictions for Plantation Lake Estates, Section One (the "Declaration"); and

WHEREAS, all lots in the Subdivision have been sold and the Transfer Control Date, as defined in Section 6.01 of the Declaration, has occurred; and

WHEREAS, NOT LESS THAN TWO THIRDS OF THE Owners have approved these Amendments in the time and manner provided in Section 7.01 of the Declaration and desire that they be recorded;

NOW THEREFORE, the Declaration is amended as follows:

Article III, Section 3.08 is amended by deleting a portion of the existing language and substituting therefore the following:

Section 3.08 Walls and Fences. Walls and fences, if any, must be approved prior to construction by the Association and shall be not closer to the front street property lines than the utility easement boundary line across the front of said Lot and no closer than the property boundary line along any side street. The erection of any wall, fence or other improvements on any utility easement adjoining any street is prohibited. Unless otherwise approved by the Association, fences along and adjacent to any road or street must be constructed of rail type wood boards or similar appearing synthetic materials and painted white. All other fences and walls will be constructed of ornamental iron, wood, wire or masonry. No barbed wire fences shall be allowed. Temporary fences are not allowed except as defined in the following definition. Electric fences are to be allowed as long as they comply with and follow the written guidelines as stated in the following definition.

DEFINITION

Electric fence: generally considered to be a wire or series of wires attached to posts, buildings or existing field fences, the wires are energized with electricity from a fence charging mechanism for the purpose of livestock, pet or varmint control; also known as a "hot wire".

Free standing electric fence: an electric fence which is self supporting and does not rely on any other field fencing for support.

The use of electric fences or "hot wires" is allowed in the Plantation Lakes subdivision provided it meets all of the following requirements.

1. Electric fences will be charged only with a UL labeled fence charging mechanism that is intended for that purpose. Brush burner or high energy fence chargers are not allowed. Under no circumstances will electric fences be connected to "house power", "mains power", transformers, generators, telephone ringers or home made devices.

2. Free standing electric fences will not be used on property lines. They may be used only temporarily (for a time not to exceed 90 days in sequence) for cross fencing within an area that is totally field fenced for the purpose of short term pasture rotation. They shall be constructed of material so as to be as low key as possible and not an eye sore to the neighborhood. Fiberglass rods driven into the ground with wire stretched taught between them or a similar system is recommended.

3. "Hot wires" routed along existing field fencing will be attached to the posts using stand off insulators intended for that purpose and shall be placed on the property owners side of the fence line. If a strand of "hot wire" is run along the top of the field fence it shall be placed at least one inch below the top strand of field fencing so as to minimize accidental contact by neighbors while maintaining the effectiveness of the electric fence. Gated openings in a field fence will not have a "hot wire" across the opening or attached to the gate. Gates must be capable of achieving the desired results without the use of a "hot wire".

4. All electric fences shall be posted as such. Electric fences running adjacent to streets will have signs posted at gates and at the property limits warning of electric fences. Neighbors adjacent to the property will be notified verbally of the use of electric fences on the property, this will apply to new neighbors also.

5. Electric fences will be subject to inspection by a representative of the "Board of Directors" to verify conformance to the rules as stated above. This will be entirely at the discretion of the "Board of Directors". A proposed inspection will be coordinated between the "Board" representative and the property owner so as to convenience all concerned.

The Association must approve any other type of fence prior to construction. Any fence constructed by the Developer on any Lot shall be maintained by the Owner of such Lot.

Article VII, Section 7.02 is amended by deleting a portion of the existing language and requirements and substituting therefore the following:

Section 7.02 Amendments. This Declaration may be amended or changed, in whole or in part, at any time by the written agreement or signed ballot of 25 lot owners (51% of the 48 lot owners) entitled to cast not less than two-thirds (2/3rds) of the votes. If the Declaration is amended by a written instrument signed by those Owners entitled to cast not less than two-thirds (2/3rds) of 51% (25 of the 48) Lots of the votes of the Owners of the Association, such amendment must be approved by said Owners within three hundred sixty-five (365) days of the date the first Owner executes such amendment. The date an Owner's signature is acknowledged shall constitute prima facia evidence of the date of execution of said amendment by such Owner. Those Members (Owners) entitled to cast not less than two-thirds (2/3rds) of 51% (25 of the 48) Lots of the votes of the Members of the Association may also vote to amend this Declaration, in person, or by proxy, at a meeting of the Members duly called for such purpose, written notice of which shall be given to all Owners at least ten (10) days and not more than sixty (60) days in advance and shall set forth the purpose of such meeting. Notwithstanding any provision contained in the Bylaws to the contrary, a quorum, for purposes of such meeting, shall consist of not less than 51% of the Members (25 lot owners) entitled to vote in person or by proxy. Any such amendment shall become effective when an instrument is filed for record in the Real Property Records of Waller County, Texas, accompanied by a certificate, signed by a majority of the Board of Trustees, stating that the required number of Members (Owners) executed the instrument amending this Declaration or cast a written vote, in person or by proxy, in favor of said amendment at the meeting called for such purpose. Copies of the written ballots pertaining to such amendment shall be retained by the Association for a period of not less than three (3) years after the date of filing of the amendment or termination.

This Amendment is, like the Declaration, intended to and does run with the Property and inures to the benefit of each and every Owner and their respective successors, heirs and assigns. Except as specifically set forth herein, the Declaration is and remains in full force and effect. In case of conflict or ambiguity between this Amendment and the Declaration, this Amendment shall control.

In witness whereof, we have hereunto set our hands this 24 day of October 2007.

Plantation Lake Estates Property Owners Association, Inc.

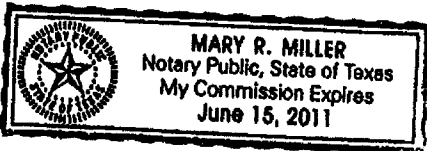
By [Signature]
Print Name: Wayne McQuaid
It's President

By [Signature]
Print Name: DIANA REED
It's Secretary

STATE OF TEXAS §

COUNTY OF WALLER §

This instrument was acknowledged before me on the 24 day of October, 2007, by Wayne McQuaid, the President of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

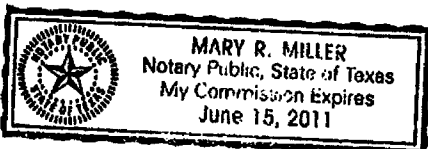


[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF WALLER §

This instrument was acknowledged before me on the 24 day of October, 2007, by Diana Reed, the Secretary of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

**CERTIFICATE OF RESOLUTION
OF THE MEMBERS OF
PLANTATION LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

We, the undersigned, being at least a majority of all members of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas, do hereby certify that a meeting of the Members of the Association was duly called for and held on January 20, 2007; that at such meeting, a quorum of Owner/Members was present in person or by proxy in accordance with Section 7.01 of the Declaration of Covenants, Conditions, and Restrictions for Plantation Lake Estates, Section One; that at such meeting, the following Resolutions were adopted by the affirmative written vote of not less than two-thirds of all Owners; and that such resolutions have not been altered, amended or rescinded and are now in full force and effect:

RESOLVED that the Second Amendments to Declaration of Covenants, Conditions, and Restrictions for Plantation Lake Estates, Section One, attached hereto are hereby ADOPTED and APPROVED.

It is FURTHER RESOLVED that the President and Secretary of the Association are hereby AUTHORIZED to sign said Second Amendments and file them in the Real Property Records of Waller County, Texas.

IN WITNESS WHEREOF we have hereunto set our hands and seal of the Association this 24 day of October, 2007.

Plantation Lake Estates Property Owners Association, Inc.

By: [Signature]
Print Name: Wayne McQuaid
Member of the Board of Directors

By: [Signature]
Print Name: Richard D Oliver Jr
Member of the Board of Directors

By: [Signature]
Print Name: Jo Ann Babbitt
Member of the Board of Directors

By: Diana Reed
Print Name: DIANA REED
Member of the Board of Directors

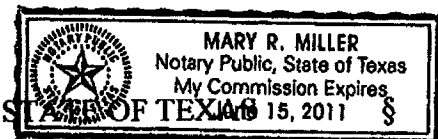
By: Michael W. Dowling
Print Name: MICHAEL W. DOWLING
Member of the Board of Directors

STATE OF TEXAS §

COUNTY OF WALLER §

This instrument was acknowledged before me on the 24 day of October, 2007 by Wayne McQuaid, a member of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

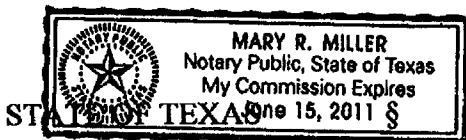
Mary R. Miller
Notary Public - State of Texas



COUNTY OF WALLER §

This instrument was acknowledged before me on the 24 day of October, 2007 by Richard Oliver, a member of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

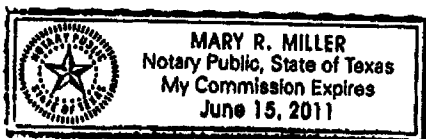
Mary R. Miller
Notary Public - State of Texas



COUNTY OF WALLER §

This instrument was acknowledged before me on the 24 day of October, 2007 by Jo Ann Babbitt, a member of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

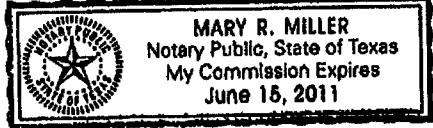
Mary R. Miller
Notary Public - State of Texas



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This instrument was acknowledged before me on the 24 day of October, 2007 by Diana Reed, a member of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

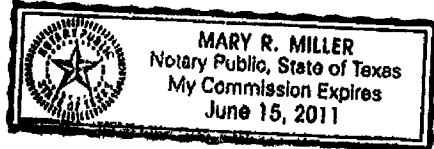


Mary R. Miller
Notary Public - State of Texas

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This instrument was acknowledged before me on the 13 day of November 2007 by Michael Dowling, a member of the Board of Directors of Plantation Lake Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Mary R. Miller
Notary Public - State of Texas