

**AMENDMENT TO
DECLARATION OF RESTRICTIVE COVENANTS
CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC.
A NON-PROFIT CORPORATION**

The following amendments have been approved according to Article 10 MISCELLANEOUS, 10.2 Amendment: Extinguishment of the Declaration of Restrictive Covenants for Cedar Creek Property Owners Association, Inc.

**ARTICLE 8
FUNDS AND ASSESSMENTS**

8.01 Assessments. (a) The Association will levy Assessments against each Lot annually. The level of Assessments will be equal and uniform between all Lots.

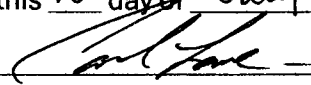
**ARTICLE 10
MISCELLANEOUS**

10.08 Enforcement: Nonwaiver. Except as otherwise provided in this Declaration, any Owner at its own expense, Declarant, the Association, and the Board will have the right to enforce any and all provisions of the Restrictions. This right of enforcement will include both damages for and injunctive relief against, the breach of any provision. The failure to enforce in the future any provision at any time will not constitute a waiver of the right to enforce the provision or any other provision in the future. Also, the violation of any of the Restrictions by an Owner or the Owner's family, guests, tenants, lessees, or licensees will authorize the Board, acting on behalf of the Association, to avail itself of any one or more of the following remedies in addition to any other available remedies:

(a) The Association may levy reasonable charges, as an Individual Assessment, against an Owner and his Unit if the Owner or Resident, or the Owner or Resident's family, guests, employees, agents, or contractors violate a provision of the Documents. Fines may be levied for each act of violation or for each day a violation continues and does not constitute a waiver or discharge of the Owner's obligations under the Documents.

Adopted 22 day of June, 2026.

SIGNED this 13th day of July, 2026.

By: 

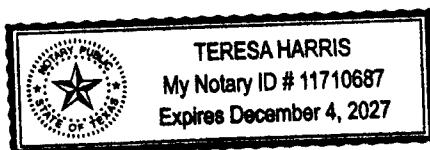
Board Member of Board of Directors
CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC.

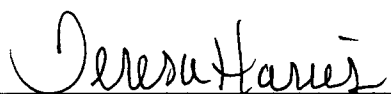
STATE OF TEXAS §

COUNTY OF SMITH §

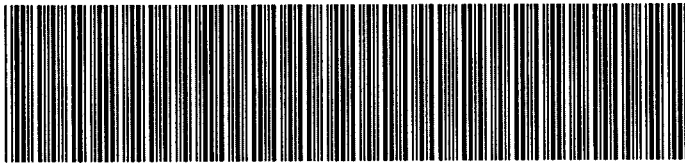
BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Carl Lane Board Member of CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of July, 2026.





Notary Public in and for the State of Texas



VG-151-2026-202601021497

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202601021497

Real Property Recordings
RESTRICTION

Recorded On: July 17, 2026 02:10 PM

Number of Pages: 2

Billable Pages: 1

" Examined and Charged as Follows: "

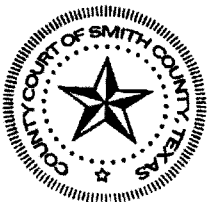
Total Recording: \$25.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202601021497
Receipt Number: 20260717000127
Recorded Date/Time: July 17, 2026 02:10 PM
User: Suni W



STATE OF TEXAS

Smith County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Smith County, Texas**

Karen Phillips
Smith County Clerk
Smith County, TX