

**2<sup>nd</sup> AMENDMENT TO CONDOMINIUM DECLARATION**

**Condominium:** The Cottages at Cameron Heights

**Declaration:** Condominium Declaration of The Cottages at Cameron Heights, dated October 2, 2015, recorded as Document No. 2015030849, Official Public Records of McLennan County, Texas.

**Declarant:** The Cottages at Cameron Heights Board of Directors

**Association:** The Cottages at Cameron Heights Condominium Association, a Texas nonprofit organization (the "Association")

**Owners:** Kevin Kleist and Keily Kleist (Unit 101), John Lora (Unit 102), Jeralyn Wilcox and Hernan Chevres (Unit 103), Montfort LLC (Unit 104 & 208), Mary Jane and Jason Brown (Unit 105), Green Door Properties, LLC (Unit 106), Bruce Trowbridge and Michelle Trowbridge (Unit 107), Maureen Luchs Revocable Trust (Unit 201), Ryan Grunwald (Unit 202), Lisa Gray (Unit 203), James Olmstead (Unit 204), Macy Yglecias (Unit 205), James Jackson Jr. and Telea Jackson (Unit 206), Nancy Plotts (Unit 207), Stephen Sorrells and Becky Sorrells (Unit 301), Karen Anthony (Unit 302), Thomas Hibbs and Stacey Hibbs (Unit 303), Marsha King (Unit 304)

**RECITALS**

1. Section J of the Declaration allows the Declaration to be amended at a meeting of the Association after written notice of the meeting has been delivered to an Owner of each Unit stating that the purpose of the meeting is to consider an amendment to the Declaration;
2. The meeting being properly noticed in accordance with Section J of the Declaration a quorum was present a vote was held on December 11, 2025 in consideration of this Amendment to the Declaration as described below;
3. At least sixty-seven (67%) of the Class 21 Members and at least sixty-seven (67%) of the Class 22 Members cast votes in favor of this Amendment as certified below;
4. Association is the owners' association for the Condominium, and executes this document pursuant to the Texas Property Code section 82.067.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing, the Declaration is hereby AMENDED as follows:

The following language is deleted from Section J.1:

“provided that no amendment may affect the Declarant Control Period, Special Declarant Rights, or Development Rights without Declarant’s prior written consent; and

provided further that an amendment of a material nature must be approved by the Owners to which at least sixty-seven percent (67%) of the votes to Class 21 Members and at least sixty-seven percent (67%) of the votes to Class 22 Members in the Association are allocated and by at least sixty-seven percent (67%) of Eligible Mortgagees of Class 21 Units and at least sixty-seven percent (67%) of Eligible Mortgagees of Class 22 Units.

A change of provisions governing any of the following would be considered material:

- Voting rights
- Reallocation of interests in the General Common Elements or Limited Common Elements or rights to their use, other than a reallocation by agreement between Owners (and in this case only the Owners of Units whose Common Elements are reallocated and only the Eligible Mortgagees holding mortgages against whose Units need approve the reallocation).
- Redefinitions of boundaries of Units.
- Convertibility of Units into Common Elements or Common Elements into units.
- Property or fidelity insurance requirements.
- Imposition of any restrictions on the leasing of Units.
- Imposition of any restrictions on Owners’ right to sell or transfer their Units.

“Eligible Mortgagees” are (i) the holders, at the time of approval of an amendment must be obtained, of a lien granted by Declarant on any of the Property and recorded in the Official Public Records of Real Property of McLennan County, Texas, and (ii) the holders of a first vendor’s lien or first deed of trust lien on the Units created by this Declaration or by an amendment to this Declaration recorded in the Official Public Records of Real Property of McLennan County, Texas.”

This amendment is effective upon approval.

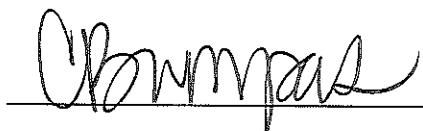
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IN WITNESS WHEREOF, I certify that the proposed amendment was approved by the Association in accordance with the Declaration on this 11 day of December, 2025.

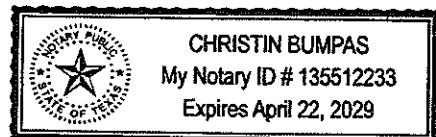


Kevin Kleist, President of The Cottages at Cameron Heights Homeowners Association

SUBSCRIBED AND SWORN TO BEFORE ME on this 11 day of December, 2025 to certify which witness my hand and seal of office.



Notary Public in and for the State of Texas



1725 Columbus Ave  
Waco, TX 76701

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



J. A. "Andy" Harwell, County Clerk  
12/17/2025 03:46 PM  
Fee: \$23.00  
2025038650 AMENDMENT  
McLennan County, TX