

**3rd 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 Kelly 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 added to the end of Section D.8:

“A Unit may not be leased or rented for a term of less than six (6) months.”

“If a lease is identified within the Association of less than six (6) months, the Owner will be given one warning. The Owner will then be subjected to a fine to be determined by the Board but not to exceed \$2,500.00. Such fines are due immediately each time a lease is identified.”

The following language is added to the end of Section C.3:

“Each Owner will be required to park their vehicle in the driveway for their owned Unit. The Association will not allow long-term parking in any common areas other than the one parking spot next to the mailbox. Loading and unloading is permitted throughout the day. Parking is permitted on any of the streets outside of the community. If the Unit is leased, the tenants will be required to park their cars in the driveway for the unit which they are leasing. If any unit has more cars than what will fit in the driveway and garage, they will be required to park out on the city streets.”

This amendment is effective upon approval.

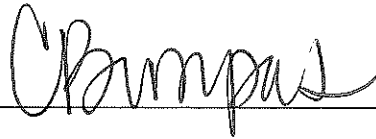
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IN WITNESS WHEREOF, I certify that the proposed amendment was approved by the Association in accordance with the Declaration on this 11 day of December, 2025.

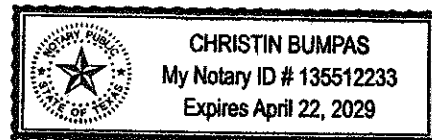


Kevin Kleist, President of The Cottages at Cameron Heights Homeowners Association

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



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



J. A. "Andy" Harwell, County Clerk
12/17/2025 03:46 PM

Fee: \$23.00
2025038651 AMENDMENT
McLennan County, TX