

**SUPPLEMENTAL DECLARATION  
OF COVENANTS  
CONDITIONS AND RESTRICTIONS**

**HIGH MEADOW  
ESTATES**

**SECTION 3**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Supplemental Declaration") is made this day by FREY, INC., hereinafter called the "Declarant".

**PREAMBLE**

A Declaration of Covenants, Conditions and Restrictions ("Declaration") has been established for High Meadow Estates, Section 1, by instrument recorded under Clerk's File No. 2009-039700 of the Real Property Records of Montgomery County, Texas. Section 2.03 of the Declaration provides, in part, that the Declarant, Frey, Inc., may add to the scheme of the Declaration any property it owns by filing of record a Supplemental Declaration. Said Section 2.03 further provides that the Supplemental Declaration may contain additions, deletions, and modifications from those contained in the original Declaration to reflect the different character, if any, of the added properties.

Accordingly, Declarant hereby executes this Supplemental Declaration to include HIGH MEADOW ESTATES, SECTION 3, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheets 2642 & 2643, of the Map Records of Montgomery County, Texas, as part of the scheme of the Declaration for High Meadow Estates. The owners of all lots in High Meadow Estates, Section 3 will be members of the High Meadow Estates Property Owners Association and will be subject to the same annual maintenance charges and other assessments as those in High Meadow Estates, Section 1, and shall have the same rights, privileges and obligations pertaining to Recreation Centers and common areas as those lots in the original Declaration. Likewise, all owners of lots in the original Declaration will have the same rights, privileges and obligations pertaining to Recreation Centers and common areas shown on the recorded plat of High Meadow Estates, Section 3.

## MODIFICATIONS

The following Sections of the Declaration are hereby modified to read as follows with respect to High Meadow Estates, Section 3:

- 1) Section 6.01  
**M. ANTENNAS AND SATELLITE DISHES:**  
Any antenna, satellite dishes or appurtenant structure shall be located behind the ridge line of the residence or in the backyard and shielded from view. Any antenna which will be more than fifteen (15) feet taller than the ridge line of the residence and will be easily visible from any street must be approved by the Architectural Control Committee. PROVIDED, that any federal, state county or municipal laws or regulations that conflict with these restrictions will in all cases govern to the extent of any such conflict.
- 2) Section 7.09  
**B. CULVERT CROSSINGS:**  
Add subsection 2 and 3 as followings:  
2. **Construction driveways** must have culverts and a gravel, rock or mulch surface to minimize tracking the roads with mud and obstructing the drainage of water in the ditch.  
3. **Culvert Crossing, clearing and dirt building pad.**  
Property owners have the right to clear their property, place the correct culvert crossing and build a dirt building pad on property prior to approval on home construction plans from ACC. Owner must put the culvert in prior to any clearing or pad work is done. The culvert must be the proper size according to the engineered drainage plans determined by either the developer or the county. Owner is responsible to mow and maintain property if they clear the property to the street.
- 3) Section 7.10 Mailbox:  
All homes are required to use an area cluster mail box by the U.S. Postal Service.
- 4) Section 7.11 Address Numerals:  
All assigned address numbers shall be prominently displayed in the location, manner with the lighting according to detailed plans and specifications designated by and available from the Architectural Control Committee.
- 5) Section 3.03 Voting Rights  
Class B: The Class B Member shall be the Declarant. The Class B Member shall be entitled to three (3) votes for each homesite in the Subdivision in which it holds the interest required for membership by this Declarant or any Supplemental Declaration: provided that the Class B membership under this Declaration shall cease and become converted to Class A membership on the happening of the following events, whichever occurs earlier:  
(b) on January 1, 2018

- 6) **Section 4.09 Transfer Fee**  
Declarant is exempt from any transfer fees on new lots and resale homesites.
- 7) **Section 2.03 Additions to Property Subject to Declaration:**  
**D. Detention Pond and Comanche Lake**  
**Supplemental Restrictions For Lots 12, 13, 14, 15, 16 & 22, Block 1, Section 3**  
1. Lots 12, 13, 14, 15, 16, and 22, Block 1, Section 3, further known as listed lots all have private access to the detention pond in Section Three (3). The declarant has built a lake in the detention area for exclusive use of these homesites. The lake name for future references is Comanche Lake.  
2. Each property owner of the listed homesites that has private access to Comanche Lake is responsible for grass maintenance and erosion control on the banks on their portion of the lake that is on their property.  
3. All property owners of the six homesites are jointly responsible for the water level.
- E. Maintenance for Section Three Detention Pond Dam:**  
After the county has accepted the detention area and dam, future maintenance is High Meadow Estates Property Owners Association and Montgomery County responsibility. The detention pond in section 3 has been engineered and built to the county's specifications and turned over to the county along with the county roads for future maintenance. If the county requires any repair and maintenance to the detention pond dam, detention area and drainage easements in general it is the responsibility of High Meadow Estates Property Owner's Association.
- 8) **Section 7.08 Water**  
Property owners have the right to drill a non-potable water well behind the build line at their discretion. The well must be a minimum of 30 feet inside the building line. Property owner is required to abide by all federal, state, county and local laws.
- 9) **Section 8.09 Barn Garage Doors**  
All barns, outbuildings and carport garage doors may not face the street and must have a side or rear loading garage door. Garage doors and carports may not face the street and must be at an angle of at least 90° from the street. Porte-cocheres are allowed to face the street.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein and Owner has executed this Supplemental Declaration, acting by and through its duly authorized and empowered officers, to be effective on this the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

ATTEST:

FREY, INC.

\_\_\_\_\_  
DIANNA KIM HESTER, Secretary

BY: \_\_\_\_\_  
PAUL T. FREY, President

THE STATE OF TEXAS           §

COUNTY OF MONTGOMERY   §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_, by Paul T. Frey, President of FREY, INC., a Texas corporation, on behalf of said corporation.

\_\_\_\_\_  
NOTARY PUBLIC in and for  
THE STATE OF TEXAS

## EXHIBIT "A"

Being 96.391 acres of land in the Jacob Eyler Survey, A-192, Montgomery County, Texas know as **HIGH MEADOW ESTATES, SECTION THREE, (III), (3)**, according to the map and plat thereof in Cabinet Z, Sheets 2642-2643, of the Map Records of Montgomery County, Texas.