

**THIRD AMENDMENT**  
*to*  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
*for*  
**BALMORAL**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

WHEREAS, BALMORAL LT, LLC, a Texas limited liability company ("Developer"), caused the instrument entitled "Declaration of Covenants, Conditions and Restrictions for Balmoral" to be recorded in the Official Public Records of Real Property of Harris County, Texas, under Clerk's File No. 2017-139910 (the "Declaration"), which instrument imposes various covenants, conditions, restrictions, and easements on the Subdivision (as defined in the Declaration); and

WHEREAS, additional land was thereafter annexed and made a part of the Subdivision and subjected to the provisions of the Declaration and the jurisdiction of Property Owners Association of Balmoral, Inc. (the "Association") by Supplemental Declarations of Covenants, Conditions and Restrictions duly recorded in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, the Declaration was amended by instrument entitled "First Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral" recorded in the Official Public Records of Real Property of Harris County, Texas on July 19, 2017 under Clerk's File No. 2017-322534; and

WHEREAS, the Declaration was further amended by instrument entitled "Second Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral" recorded in the Official Public Records of Real Property of Harris County, Texas on January 31, 2018 under Clerk's File No. 2018-41325; and

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WHEREAS, Article IX, Section 9.7, of the Declaration, as amended, provides that the Declaration may be amended by Developer without the joinder or consent of any other party at any time prior to the end of the Developer Control Period, as long as the amendment to the Declaration is not materially inconsistent with the residential character of the Subdivision; and

WHEREAS, the Developer Control Period has not expired and Developer desires to amend the Declaration in a manner that is not materially inconsistent with the residential character of the Subdivision.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

Section 9.21 is added to Article IX of the Declaration to read as follows:

**SECTION 9.21**      **FINES.**      Sanctions for violations of the provisions of this Declaration, any Supplemental Declaration and any other dedicatory instrument of the Association may, in addition to all other remedies provided for in this Declaration or by law, include monetary fines. The procedure for imposing monetary fines must be in accordance with notice and other requirements imposed by law. Any monetary fine levied against an Owner and the Owner's Lot will be added to the Owner's assessment account and secured by the lien created in Article V, Section 5.3 of this Declaration.

This amendment is deemed to be a part of and is to be interpreted in accordance with the Declaration. Except as amended herein, all provisions of the Declaration, as previously amended, are hereby ratified and confirmed and continue in full force and effect.

IN WITNESS WHEREOF, Developer has executed this instrument on the date set forth below, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

Executed on the 16<sup>th</sup> day of February, 2018.

**DEVELOPER:**

**BALMORAL LT, LLC,**  
a Texas limited liability company

By: L.T. Partnership, Ltd.,  
a Texas limited partnership,  
its Manager

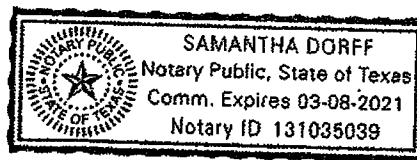
By: L.T. Management, Inc.,  
a Nevada corporation,  
its General Partner

By: [Signature]  
Al P. Brende, President

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 16 day of February 2018 personally appeared Al P. Brende, President of L.T. Management, Inc., a Nevada corporation, General Partner of L.T. Partnership, Ltd., a Texas limited partnership, Manager of Balmoral LT, LLC, a Texas limited liability company, 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 in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas



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02/26/2018 11:50 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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