

May 12, 2022

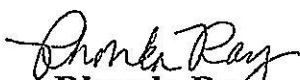
**Statutory Amendments to the Bear Springs Trails Subdivision
Declaration of Covenants, Conditions and Restrictions**

In addition to the procedure set forth in Article VI, Section 7 of the Covenants, the State of Texas can amend the Covenants by statute. Below are Covenant provisions amended by statute in Texas Property Code Chapter 209, Texas Residential Property Owners Protection Act.

Article II, Section 5: Architectural Control, has been amended by Section 209.00505, ARCHITECTURAL REVIEW AUTHORITY, subsection (c) by adding limitations that an Architectural Review Committee member cannot be a current board member, a current board member's spouse, or a person currently residing in a current board member's household.

Article VI, Section 3: Member's Easement of Enjoyment, subsection (a) (which provides for the automatic suspension of voting rights of an Owner for any period during which assessment against his or her lot remains unpaid) has been superseded by Section 209.0059, RIGHT TO VOTE, which states that any provision that would disqualify a property owner from voting in an election of board members or on any matter concerning the rights or responsibilities of the owner is void.

Article VI, Section 7: Amendment, has been amended by Section 209.0041, ADOPTION OR AMENDMENT OF CERTAIN DEDICATORY INSTRUMENTS, subsections (e), (f), and (h) which provide that a declaration (that is, our Covenants) may be amended by no more than 67 percent of the total votes allocated to property owners. This reduces the requirement to approve an amendment from 75 percent to 67 percent.


Rhonda Ray

Director/President


Betty Serene

Director/Treasurer


Andy Watson

Director/ Secretary