



Dear Homeowners,

The Spring Lakes Board of Directors is making a recommendation to amend the Declaration of Covenants, Conditions and Restrictions for the community whereby the assessment lien will no longer be subordinate to a first mortgage lien.

This will enable the community to collect past due assessments in event of foreclosure by a bank (only on mortgages written after the amendment). This has the potential to save the community significant funds. In 2012 the Board wrote off \$ 64,948. This would not have occurred if this amendment would have been in place. Signing this petition will help reduce write-offs in event of Bank Foreclosures.

The attached amendment details the changes to the Declaration of Covenants, Conditions and Restrictions. If you are in favor of this amendment please completely fill in attached ballot/petition and return it to our office at your earliest convenience. There is a requirement of 60% of the entire ownership to approve the amendment. The Spring Lakes Board of Directors recommends that you vote for this amendment change. Enclosed is a self-addressed envelope for the ballot to be mailed back to FirstService Residential (formally AMI).

Sincerely,

Elizabeth Slaughter
Spring Lakes Homeowners Association
Community Manager

**AMENDMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Spring Lakes Homeowners Association, Inc. (the "Association"), is the governing entity for Spring Lakes, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File Nos., S523934, T731445, U316882, T731446, U316883, U843679, V323807, Z407108, W637501, X642326, V771456, W072814, W590530, X606731, Y612010, respectively, along with any amendments or supplements thereto (collectively referred to as the "Property"); and

WHEREAS, the Declaration for Spring Lakes, Section 1, is recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. S682068, along with any amendments, supplements and annexations thereto (the "Declaration"); and

WHEREAS, Spring Lakes, Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 are governed by the said Declaration in accordance with the Supplemental Declarations for Spring Lakes, Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, recorded in the Real Property Records of Harris County, Texas, under Clerk's File Nos. T734176; U368587; T734177; U368585; U858067; V342390; Z415813; W804700; X840876; W101320; W101318; W804705; X840877; Y632218; respectively, along with any amendments or supplements thereto; and

WHEREAS, Article XVII, Section 2 of the Association Declaration provides that the Declaration may be amended by the affirmative vote or written consent, or any combination thereof, of Members representing sixty percent (60%) of the total votes in the Association entitled to be cast;

NOW THEREFORE, in accordance with the foregoing and as evidenced by the certification and/or the signatures attached hereto, the Declaration is hereby amended as follows:

Article XII, Section 14, which had previously read:

Section 14. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be subordinate to any purchase money liens. Sale or transfer of any Lot shall not affect the lien of the Assessment; however, **the sale or transfer of any Lot pursuant to the foreclosure of a purchase money lien or any proceeding in lieu thereof, shall extinguish the lien** of the Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for the Assessments thereafter becoming due or from the lien thereof.

Is hereby deleted in its entirety.

Spring Lakes
Declaration of Covenants, Conditions and Restriction
2013 Ballot

Instructions

- Please Select “For” or “Against” the Amendment to Declaration of Covenants, Conditions and Restriction
- “For” will remove the highlighted portion attached from the Declaration of Covenants, Conditions and Restriction
- “Against” will keep the Declaration of Covenants, Conditions and Restriction as they currently are.

- For
- Against

Voter Information

Signature _____
Print Name _____
Address _____
City _____
State _____ ZIP _____ Date ____ / ____ / ____
Only one (1) vote per household