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**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF CHAMBERS LANDING PHASE 1**

This **FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CHAMBERS LANDING PHASE 1** ("this First Amendment") is made by the Chambers Landing Homeowners Association ("the Association"), a Texas nonprofit corporation and mandatory membership homeowners association, acting through and by its Board of Directors.

WHEREAS, reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions of Chambers Landing Phase 1, dated June 9th, 2006, Document number 00005873, recorded in Volume 1831, Pages 384 through 412 of the Deed Records of Navarro County, Texas (*the "Declaration"*), and

WHEREAS, pursuant to the rights described in Article X, Section 3, the Declaration may be amended only by duly recording in the real property records of Navarro County, an instrument executed and acknowledged as approved by the Board and by not less than seventy-five percent (75%) of the votes of all owners, and

WHEREAS, Sec. 209.0041(h) of the Texas Property Code provides that a declaration may be amended only by a vote of 67 percent of the total votes allocated to property owners in the property owners' association. If the declaration contains a lower percentage, the percentage in the declaration controls, and

WHEREAS, sixty-nine percent (69%) of the votes of all Members/Owners voted affirmatively on January 18, 2015, at the Annual Membership Meeting, to approve the Amendment of Article X, Section 9: NOTICES, and

ACCORDINGLY, the Association hereby adopts the provisions of this First Amendment and declares that the Declaration is amended as hereinafter set forth.

1. The requirement for "Notice" (*as defined in Article X, Section 9 of the Declaration*) is hereby amended to read:

Article X, Section 9: NOTICES

In all instances where notice is required, Notice shall be delivered to each Member by U.S. Mail or email to the last known address of such person or party, and posted on the Association- maintained website, and shall be considered notice served.

2. The terms of this First Amendment shall modify and supersede any provisions of the Declaration that are in irreconcilable conflict herewith. Except as so modified and superseded by this First Amendment, the terms and provisions of the Declaration are ratified and confirmed in full force and effect.

Lanny A. Gilliam
Chambers Landing Homeowners Association,
A Texas Nonprofit Corporation
By: Lanny Gilliam, President

THE STATE OF TEXAS §
COUNTY OF NAVARRO §

This instrument was acknowledged before me on 21 day of January, 2015, by Lanny Gilliam, President of Chambers Landing Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Russell Harris Montfort
Notary Public Signature

AFTER RECORDING RETURN TO:

Chambers Landing Homeowners Association, Inc.
Post Office Box 1353
Corsicana, Texas 75110

Sherry Dowd, COUNTY CLERK
Navarro County

Jan 21, 2015

STATE OF TEXAS COUNTY OF NAVARRO
I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded and stamped hereon by me.

Filed for Record in:
Navarro County
On: Jan 21, 2015 at 11:30A
As a
Recording
Document Number: 00000396
Amount: 30.00
Receipt Number - 64715
By:
Obet Tamayo