

**AMENDMENTS: DECLARATION OF COVENANTS AND RESTRICTIONS
OF DEER RUN**

White Tail Homeowners Association, Inc. d/b/a Deer Run Homeowners Association

WHEREAS, the Declarant for Deer Run has previously place of record on or about July 25, 1995 (the "Declaration") and recorded at Instrument 95-R0024264 in the Real Property Records of Smith County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Deer Run.

WHEREAS, the White Tail Homeowners Association, Inc. d/b/a Deer Run Homeowners Association (the Association) was duly formed on July 27, 1995.

WHEREAS, the Association Board of Directors called and conducted a duly noticed Special Membership Meeting on April 21, 2022, for the purpose of considering and voting on a special assessment and an increase in the monthly assessment using the process detail in the Declaration.

WHEREAS, a quorum was verified and a majority of the voting members voted in favor of a special assessment for the 2022 calendar year and in favor of increasing the monthly assessment effective January 1, 2023.

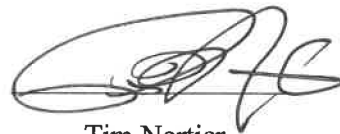
Whereas, the following Directors attest that the voting was conducted in accordance with the procedures and processes specified in the Declaration.



Bryon Kohls
President



Diane Neilsen
Vice President



Tim Nortier
Treasurer

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

- Effective April 21, 2022, the Association shall charge against each lot a special assessment of one hundred and fifty dollars (\$150) during the 2022 calendar year.
- Effective January 1, 2023, the monthly assessment charged by the Association against each lot is increased to fifty-eight dollars and thirty-eight cents (\$58.38).
- D. Harold Doty, the Association Secretary, is instructed to record with the County Clerk of Smith County Texas notice of this amendment to the Declaration of Covenants and Restrictions of Deer Run.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first written above.

ASSOCIATION:

White Tail Homeowners Association, Inc. d/b/a Deer Run Homeowners Association, a Texas non-profit corporation.

By: 

D. Harold Doty, Secretary
Deer Run Homeowners Association
Authorized Representative for White Tail Homeowners Association, Inc. d/b/a Deer Run Homeowners Association

STATE OF TEXAS §
COUNTY OF SMITH §

This instrument was acknowledged before me on the 19th day of May, 2022 by D. Harold Doty, Authorized Representative for White Tail Homeowners Association Inc. d/b/a Deer Run Homeowners Association, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature



VG-151-2022-202201019714

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202201019714

Real Property Recordings
RESTRICTION

Recorded On: May 19, 2022 01:15 PM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 202201019714

Receipt Number: 20220519000091

Recorded Date/Time: May 19, 2022 01:15 PM

User: Suni W



**STATE OF TEXAS
Smith County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Smith County, Texas**

Karen Phillips
Smith County Clerk
Smith County, TX