

4th AMENDMENT

**TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, EASEMENTS, CHARGES AND LIENS
ON AND FOR
SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE**

STATE OF TEXAS

COUNTY OF NAVARRO

THIS 4th AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS ON AND FOR SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE ("4th Amendment") is made and effective as of the 27th day of August 2022, by a greater than two-thirds majority affirmative vote of the members of the Sandy Cove Ranch Property Owners Association (POA). The legal name for the Sandy Cove Ranch Property Owners Association is the Sandy Cove Ranch Community Association, Inc, a non-profit Texas Corporation.

WHEREAS, Declarant was the owner and developer of certain real property to be hereinafter commonly known as and described as Sandy Cove Ranch on Richland Chambers Lake ("**Sandy Cove**"), which is a planned residential development consisting of an approximately 94.71 - acre tract of land, located in Navarro County, Texas; and

WHEREAS, Declarant entered into the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens, made and effective June 27, 2007, recorded on June 28, 2007, Document Number 00006276, Navarro County Clerk's Office, Navarro County, Texas ("**Declaration**"); and

WHEREAS, Declarant amended said Declaration of Covenants, Conditions, Easements, Charges and Liens for Sandy Cove Ranch on Richland Chambers Lake, made and effective September 1, 2010, recorded on September 13, 2010, Document Number 00006444, Navarro County Clerk's Office, Navarro County, Texas ("**Amendment to Declaration**"); and
COW County

WHEREAS, Declarant amended said Declaration of Covenants, Conditions, Easements, Charges and Liens for Sandy Cove Ranch on Richland Chambers Lake, made and effective January 1, 2017, recorded on August 5, 2016, Document Number 00006444, Navarro County Clerk's Office, Navarro County, Texas ("**2nd Amendment to Declaration**"); and
COW County

WHEREAS, the Sandy Cove Ranch Property Owners Association (POA) amended said Declaration of Covenants, Conditions, Easements, Charges and Liens for Sandy Cove Ranch on Richland Chambers Lake, made and effective December 8, 2020, recorded on January 1, 2021, Document Number 2021-000852, Navarro County Clerk's Office, Navarro ~~County~~, Texas ("3rd County POA Amendment to Declaration"); and

WHEREAS, the POA desires to amend said Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens again.

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, the adequacy and sufficiency of which are hereby acknowledged, the POA hereby amends the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens as follows:

- 1) Article 5.3 BASIS AND AMOUNT OF ANNUAL ASSESSMENTS, Paragraph (f) to be amended as follows:

From:

“(f) Effective January 1, 2017, the annual assessments shall be set at a rate of ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$1,200.00), until such time as the Declarant or Association, as provided for in the Declaration, shall amend or vote to change said annual assessment.”

To:

“(f) Effective January 1, 2022, the annual assessments shall be set at a rate of ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$1,800.00), until such time as the Declarant or Association, as provided for in the Declaration, shall amend or vote to change said annual assessment.”

- 2) Except as herein amended, the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens shall remain in full force and effect as originally written.

IN WITNESS WHEREOF, the authorized representative of the POA has executed this Amendment to be effective as of the date set forth above.

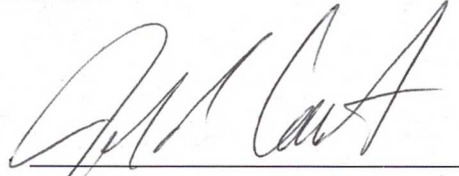
**SANDY COVE RANCH COMMUNITY ASSOCIATION PROPERTY OWNERS
ASSOCIATION (POA):**



BY: Gregory D. Wilke, POA President / Director

THE STATE OF TEXAS
COUNTY OF NAVARRO

This instrument was acknowledged before me on this 31st day of **August, 2022**,
by Gregory D. Wilke, as authorized representative of the Board of Directors for the
Sandy Cove Ranch Property Owners Association.



NOTARY PUBLIC,
STATE OF TEXAS

After Recording, Return To:
Sandy Cove Ranch Property Owners Association
15012 Sandy Cove Ct
Streetman, Texas 75859

