



AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM

TIMBERGROVE GREEN

ADOPTION OF WORKING CAPITAL ASSESSMENT

Declarant: LOU ELLEN HOMES, LLC, a Texas limited liability company

Cross Reference to that certain Declaration of Covenants, Conditions and Restrictions for Timbergrove Green, recorded under Document No. RP-2023-375768 in the Official Public Records of Harris County, Texas, as amended.

TIMBERGROVE GREEN
ADOPTION OF WORKING CAPITAL ASSESSMENT

The following Adoption of Working Capital Assessment is made pursuant to *Section 6.7* of that certain Declaration of Covenants, Conditions and Restrictions for Timbergrove Green, recorded under Document No. RP-2023-375768 in the Official Public Records of Harris County, Texas, as amended from time to time (the "**Declaration**"), by **LOU ELLEN HOMES, LLC**, a Texas limited liability company (the "**Declarant**"), and is as follows:

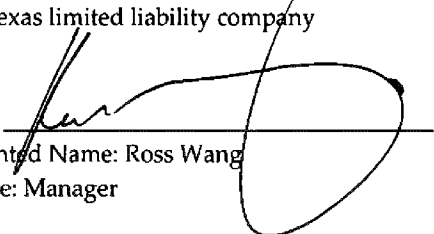
1. **Working Capital Assessment.** In accordance with *Section 6.7* of the Declaration, the Declarant adopts a working capital assessment amount equal to six (6) months of Regular Assessments (the "**Working Capital Assessment**"). The Working Capital Assessment applies to all Lots subject to the Declaration unless otherwise exempt pursuant to *Section 6.7* of the Declaration.
2. **Subject to Change.** The amount of the Working Capital Assessment designated hereunder is subject to change from time to time by the Declarant, until the expiration or termination of the Development Period, and the Board thereafter.
3. **Capitalized Terms.** Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Declaration.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is recorded in the Official Public Records of Harris County, Texas.

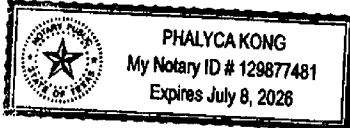
DECLARANT:


LOU ELLEN HOMES, LLC,
a Texas limited liability company

By: 
Printed Name: Ross Wang
Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 21st day of September, 2023, by Ross Wang, Manager of Lou Ellen Homes, LLC, a Texas limited liability company, on behalf of said limited liability company.

(seal) 


Notary Public, State of Texas

RP-2023-377547

RP-2023-377547
Pages 4
10/02/2023 02:29 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2023-377547