

**AFFIDAVIT AND NOTICE OF SPECIAL ASSESSMENT**

876-00-2228

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2001-040482

THE STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, personally appeared Ed Pearce, President of The Cliffs at South Shore Property Owners' Association, Inc., a Texas Nonprofit corporation, who, after being duly sworn by me, upon his oath stated:

My name is Ed Pearce, and I am the duly elected President of The Cliffs at South Shore Property Owners' Association, Inc., (the "Association").

The real property described below is located in The Cliffs at South Shore Subdivision, Montgomery County, Texas, and is subject to restrictions recorded under Clerk's File Number 9664241 of the Real Property Records of Montgomery County, Texas, (the "Restrictions"). Pursuant to the Restrictions, the real property described below is subject to a Special assessment to be paid to the Association by the owner of the property. The assessment is a charge upon the property and payment thereof is secured by a lien against the property in favor of the Association, as described in the Restrictions.

This is notice that a Special Members Meeting of THE CLIFFS OF SOUTH SHORE Property Owners' Association, Inc. (the "Association") was held on Saturday, December 2, 2000 at 10:00 a.m. at the Stanley Lake MUD Office, 975 Lake View Drive, Montgomery, Texas for the purpose of voting on funding necessary road repairs. Based on the proxy and ballot count at the meeting, the Board of Directors received approval from the Members to pursue obtaining a loan. The Board offered two methods of payment, a one time special assessment along with the annual assessment, the second method was an increase of \$240 for ten (10) years along with the annual assessment. It was further approved that if no payment was received by January 31, 2001, the owner of the property listed below will automatically be assigned an increase in annual dues of \$240.00 (to cover repayment of the loan) plus the current regular annual maintenance fee of \$360.00 (2001 rate, subject to change.) The Special Assessment of \$240.00 will remain an obligation against your specific property for a period of ten (10) years.

The Association hereby gives notice of the Special Assessment on the property, that the Special Assessment is secured by a lien, and that the Special Assessment is for a period of ten (10) years beginning January 1, 2001 through December 31, 2010 and due annually on January 1st, pursuant to the Restrictions.

The property charged with such Special Assessment is described as follows:

Lots 1-61 & Lots 61A-80, The Cliffs at South Shore, Section 1, a subdivision in Montgomery County, Texas, according to the plat recorded in Cabinet I, sheets 94/95 inclusive, Clerk's File No. 9662280, of the Map Records of Montgomery County, Texas.

THE CLIFFS AT SOUTH SHORE  
PROPERTY OWNERS' ASSOCIATION,

By: Ed Pearce  
ED PEARCE  
President

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was subscribed, sworn to and acknowledged before me on JANUARY 2, 2001, by Ed Pearce, President of The Cliffs at South Shore Property Owners' Association, Inc.

Notary Public, State of Texas

Korora Marie Taylor

AFTER RECORDING RETURN TO:  
The Cliffs at South Shore POA, Inc.  
c/o C.K.M. Property Management, Inc.  
P. O. Box 690845  
Houston, Texas 77269-0845



FILED FOR RECORD

01 MAY 16 PM 12:04

MARK TURNBULL, CO. CLERK  
MONTGOMERY COUNTY, TEXAS

  
DEPUTY

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I hereby certify that the instrument was filed in  
file number [redacted] on the date and at the time  
stated herein and was duly recorded in  
the Official Public Records of Real Property of  
Montgomery County, Texas.

MAY 16 2001



*Mark Turnbull*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS