



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

**2026 SUPPLEMENTAL COMMUNITY SERVICES CHARGE
(SCSC) INCREASE INSTRUMENT/BALLOT**

WHEREAS, by a document recorded in the Real Property Records of Harris County Texas in Volume 5205 at Page 384 on July 29, 1963, Friendswood Development Company imposed an annual Community Services Charge, hereinafter referred to as a regular assessment, to be paid by all owners of real property in Clear Lake City for the purpose of creating a fund to be used for the common good of the community, civic betterment, educational and public recreational purposes;

WHEREAS, on January 19, 2026, the Clear Lake City Community Association Board of Trustees initiated a 2026 vote to amend the Clear Lake City Restrictions to provide for a Supplemental Community Services Charge (SCSC) increase for new owners only who purchase their lot on or after July 1, 2026. The voting process will end on June 19, 2026.

NOW THEREFORE, details of the SCSC are as follows:

Starting July 1, 2026 and every year thereafter, all residential lots that are purchased on after the Effective Date of the Declaration Amendment (i.e., on or after July 1, 2026) within the four main cores (Oakbrook, Meadowgreen, Oakbrook West, and Camino South), shall be subject to a mandatory Supplemental Community Services Charge (SCSC) thirty-two (32) mills \$0.032 per square foot of land area. Current owners are exempt from the SCSC fee.

This additional assessment is to be paid, IN ADDITION to the Community Services Charge (CSC) \$0.008 Eight (8) Mills per square foot of land area as referenced in the original Residential Restrictions for all residential lots that are currently paying such charge to the Clear Lake City Community Association (CLCCA), Inc., on or before July 1 in any given year.

This additional charge is intended to supplement and replenish the Community Services Charge (General) Fund for the CLCCA, and will be charged each year thereafter in perpetuity. The new SCSC and the current CSC are payable to the CLCCA on or before July 1 in any given year and in accordance with the CLCCA Bylaw 9.6 Assessment Collection. Late fees and penalties are also documented in Bylaw 9.6.

NOW THEREFORE, the Clear Lake City Community Association hereby submits such amendment imposing the Supplemental Community Services Charge (SCSC) to a vote of the owner(s) of real property located within the Clear Lake City Community Association who may cast their votes on ballots in the form of the ballot attached hereto as Exhibit A. The CCR's list showing the number of properties and the number needed to pass in each section is attached hereto as Exhibit B.

RP-2026-31484

Executed by each Trustee on the date of the notarization of that Trustee's signature.


Stanley Cook, President


Terry Canup, Vice President

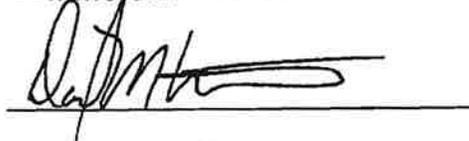

Glenda Stroud, Treasurer


Linda Coblenz, Secretary


Leslie Eaton, Trustee


Matthew Henehan,
Commercial Trustee

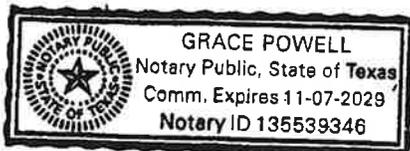

Robert Kuhl, Trustee


David Martin, Trustee


Jacob Morgen, Trustee

THE STATE OF TEXAS §
COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 22 day of January 2026 by the said **Stanley Cook, President** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.



Grace Powell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Grace Powell
(Print or Stamp Name of Notary)

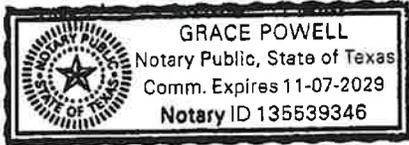
RP-2026-31484

RP-2026-31484

THE STATE OF TEXAS §

COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 22 day of January 2026 by the said **Terry Canup, Vice President** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

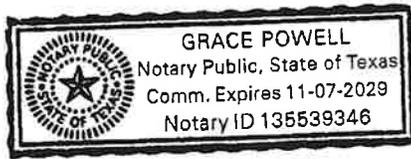


Grace Powell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Grace Powell
(Print or Stamp Name of Notary)

THE STATE OF TEXAS §

COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 22 day of January 2026 by the said **Glenda Stroud, Treasurer** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

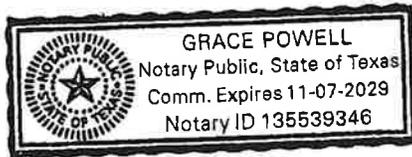


Grace Powell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Grace Powell
(Print or Stamp Name of Notary)

THE STATE OF TEXAS §

COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 22 day of January 2026 by the said **Linda Coblenz, Secretary** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

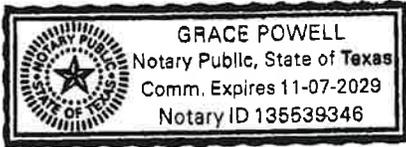


Grace Powell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Grace Powell
(Print or Stamp Name of Notary)

THE STATE OF TEXAS §

COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 22 day of January 2026 by the said **Leslie Eaton, Trustee** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

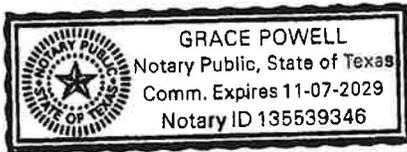


Grace Powell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Grace Powell
(Print or Stamp Name of Notary)

THE STATE OF TEXAS §

COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 22 day of January 2026 by the said **Matthew Henehan, Commercial Trustee** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

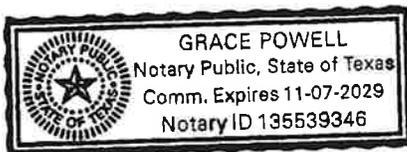


Grace Powell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Grace Powell
(Print or Stamp Name of Notary)

THE STATE OF TEXAS §

COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 22 day of January 2026 by the said **Robert Kuhl, Trustee** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.



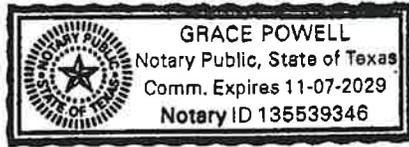
Grace Powell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Grace Powell
(Print or Stamp Name of Notary)

RP-2026-31484

THE STATE OF TEXAS §

COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 22 day of January 2026 by the said **David Martin, Trustee** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

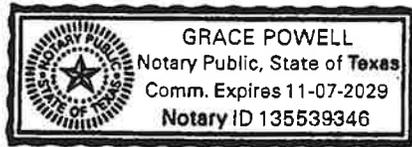


Grace Powell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Grace Powell
(Print or Stamp Name of Notary)

THE STATE OF TEXAS §

COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 22 day of January 2026 by the said **Jacob Morgen, Trustee** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.



Grace Powell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Grace Powell
(Print or Stamp Name of Notary)

RP-2026-31484

EXHIBIT A

RP-2026-31484

INSTRUMENT-BALLOT

SUPPLEMENTAL COMMUNITY SERVICES CHARGE (SCSC) INCREASE

2026 VOTE TO AMEND CLEAR LAKE CITY RESTRICTIONS TO PROVIDE FOR A SUPPLEMENTAL COMMUNITY SERVICES CHARGE (SCSC) INCREASE FOR NEW OWNERS ONLY WHO PURCHASE THEIR LOT ON OR AFTER JULY 1, 2026.

Existing owners who purchased their lot prior to July 1, 2026 are EXEMPT from this SCSC.

THIS INSTRUMENT MUST BE RECEIVED BY THE CLEAR LAKE CITY COMMUNITY ASSOCIATION ON OR BEFORE 12PM ON JUNE 19, 2026 TO BE COUNTED

Starting July 1, 2026 and every year thereafter, **all residential lots that are purchased on after the Effective Date of the Declaration Amendment (i.e., on or after July 1, 2026) within the four main cores (Oakbrook, Meadowgreen, Oakbrook West, and Camino South)**, shall be subject to a **mandatory Supplemental Community Services Charge (SCSC) thirty-two (32) mills \$0.032 per square foot of land area.**

This additional assessment is to be paid, **IN ADDITION to the Community Services Charge (CSC) \$0.008 Eight (8) Mills per square foot of land area** as referenced in the original Residential Restrictions for all residential lots that are currently paying such charge to the Clear Lake City Community Association (CLCCA), Inc., on or before July 1 in any given year.

This additional charge is intended to supplement and replenish the Community Services Charge (General) Fund for the CLCCA, and will be charged each year thereafter in perpetuity. The new SCSC and the current CSC are payable to the CLCCA on or before July 1 in any given year and in accordance with the CLCCA Bylaw 9.6 Assessment Collection. Late fees and penalties are also documented in Bylaw

9.6. [Current property owners pay NO added fee.]

Please complete all portions below for each vote cast. **One vote per property.**

By my signature below, I do solemnly swear that I am the owner / co-owner of record title of the real property described below and located within the geographic limits of the Clear Lake City Community Association, Inc.

I VOTE (circle one): FOR / AGAINST

Print Owner's Name: _____ Signature: _____

ADDRESS		Phone			Email Address				
CORE: <i>(Circle One)</i>	Oakbrook	Camino South	Meadowgreen	Oakbrook West					
	1 2 3 4	1 3 4	1 2 3	1 2 3 4 5					

HOW TO SUBMIT THE COMPLETED BALLOT:

Email to: ballot@clcca.org

Mail to CLCCA, c/o SCSC, 16511 Diana Lane, Houston, TX 77062

Place in the green drop box in the Rec Center RAMADA PARKING LOT any time.
Place in the black drop box located INSIDE the GYM during normal business hours.
Clear Lake City Community Association, Inc. / 16511 Diana Lane, Houston, TX 77062
Telephone (281) 488-0360 Facsimile (281) 488-3226

RP-2026-31484

EXHIBIT B

RP-2026-31484

**COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR)
CORE A OAKBROOK, CORE B OAKBROOK WEST
CORE C MEADOWGREEN, CORE D CAMINO SOUTH**

# of Properties	Needed to Pass ≥ 50%	Nomenclature	File #	Film Code#	PGS	PAR	DATE
353	177	Camino South, Section 1	C387049	061-30-1408, et seq.	12	22	10/6/1966
454	228	Camino South, Section 3	C617788	085-30-0826, et seq.	9	22	12/1/1967
416	209	Camino South, Section 4	D102977	116-23-1665, et seq.	8	22	5/5/1970
33	17	Oakbrook, Section 1 Phase A	B752566	095-15-0447, et seq.	13	23	9/5/1963
64	33	Oakbrook, Section 1 Phase B	C238325	045-40-1286, et seq.	6	PG 3/4	1/22/1966
14	9	Oakbrook, Section 1 Phase C	J223747	064-82-0066, et seq.	11	21	11/7/1983
8	5*	<i>Oakbrook, Section 1 Reference</i>	<i>J077136</i>	<i>054-97-1339, et seq.</i>	9		8/4/1983
6	4*	<i>Oakbrook, Section 1 Reference</i>	<i>J097721</i>	<i>056-83-0777, et seq.</i>	9		8/17/1983
196	99	Oakbrook, Section 2	B752567	095-15-0460, et seq.	13	23	9/5/1963
526	264	Oakbrook, Section 3	B849207	005-33-0628, et seq.	14	23	3/6/1964
302	152	Oakbrook, Section 4	B849206	005-33-0614, et seq.	14	23	3/6/1964
270	136	Meadowgreen, Section 1	F243184	171-20-0275, et seq.	11	21	8/4/1977
383	192	Meadowgreen, Section 2	F925052	117-86-2562, et seq.	10	23	1/11/1979
272	137	Meadowgreen, Section 3	K010384	014-64-1919, et seq.	16	Art III	5/8/1985
128	65	Oakbrook West, Section 1	C487795	071-39-1155, et seq.	8	17	4/24/1967
201	101	Oakbrook West, Section 2	C678392	091-31-0683, et seq.	6	17	3/21/1968
230	116	Oakbrook West, Section 3	C972100	108-33-0934, et seq.	6	17	8/26/1969
412	207	Oakbrook West, Section 4	E996119	155-18-0272, et seq.	10	19	12/28/1976
17	9	Oakbrook West, Section 5	H266196	002-00-2017, et seq.	13	19	12/18/1981

*General Warranty Deeds File #J077136 & J097721 referenced Oakbrook Section 1 Phase C File # J223747

PAGE / PARAGRAPH REFERENCED WITHIN THE ORIGINAL RESIDENTIAL RESTRICTIONS

CLCCA	Founding Document	B731706	093-12-0173, et seq.	10		7/29/1963
CLCCA	First Amendment	C756528	096-23-1158, et seq.	7		8/8/1968

RP-2026-31484

RP-2026-31484

RP-2026-31484
Pages 10
01/28/2026 04:03 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$57.00

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