



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

2026, 2027, 2028 & 2029 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, initially on January 19, 2026, the Clear Lake City Community Association (CLCCA) Board of Trustees initiated a 2026 vote to amend the Clear Lake City Covenants, Conditions, and Restrictions (CCR) to provide for a Supplemental Community Services Charge (SCSC) increase for new owners only who purchase their lot on or after July 1, 2026.

NOW THEREFORE, on June 17, 2026, the Board of Trustees voted to extend the current vote for all sections that did not pass. The details of the SCSC are as follows:

SCSC Collection signatures continue and go through June 22, 2029 for three additional consecutive FY phases:

June 19, 2026 - June 28, 2026

July 1, 2026 - June 30, 2027

July 1, 2027 - June 30, 2028

July 1, 2028 - June 22, 2029

At the conclusion of each FY for each of the three years, those sections that have collected sufficient ballots, greater than 50% (>50%), will be filed in the Harris County Real Property Records (HCRPR), then dropped from collecting any further signatures. The association will continue collecting signatures, without starting over again, through the end of the collection cycle, June 22, 2029. The effort ceases June 30, 2029 after all documents have been filed with Harris County Real Property Records (HCRPR) in pursuant with section 202.006 of the Texas Property Code.

Those sections that pass the effort for the current FY July 1, 2026-June 30, 2027 will be filed with HCRPR and will read: Purchased on or after July 1, 2027 will be subject to the SCSC in perpetuity on July 1 in any given year.

Those sections that pass the effort for the current FY July 1, 2027-June 30, 2028 will be filed with HCRPR and will read: Purchased on or after July 1, 2028 will be subject to the SCSC in perpetuity on July 1 in any given year.

Those sections that pass the effort for the current FY July 1, 2028-June 22, 2029 will be filed with HCRPR and will read: Purchased on or after July 1, 2029 will be subject to the SCSC in perpetuity on July 1 in any given year.

At the end of the SCSC Revenue Enhancement effort, those sections that do not approve the SCSC Revenue Enhancement for their section, will NOT share/benefit in the proceeds from those sections that approve the SCSC Revenue Enhancement effort.

Further, for each section that passes, **all residential lots that are purchased on after the Effective Date of the Declaration Amendment (i.e., on or after July 1, 2027; on or after July 1, 2028; on**

or after July 1, 2029) 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.

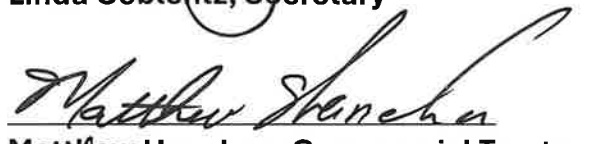
Executed by each Trustee on the date of the notarization of that Trustee's signature.


Stanley Cook, President


Glenda Stroud, Treasurer


Linda Coblentz, Secretary


Leslie Eaton, Trustee


Matthew Henehan, Commercial Trustee

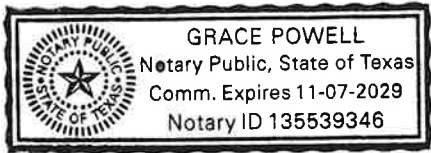

Robert Kuhl, Trustee


David Martin, Trustee


Jacob Morgen, Trustee

THE STATE OF TEXAS §
COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 18th day of June 2026 by the said **Stanley Cook, President** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

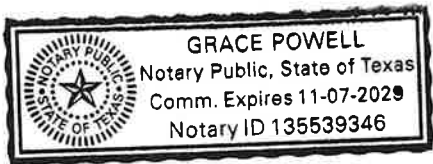


Grace Powell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Grace Powell
(Print or Stamp Name of Notary)

THE STATE OF TEXAS §
COUNT OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 18th day of June 2026 by the said **Glenda Stroud, Treasurer** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

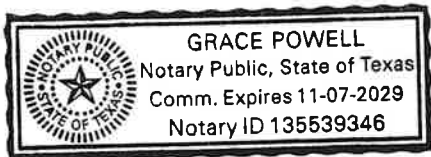


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THIS INSTRUMENT was acknowledged before me on this the 18th day of June 2026 by the said **Linda Coblentz, Secretary** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

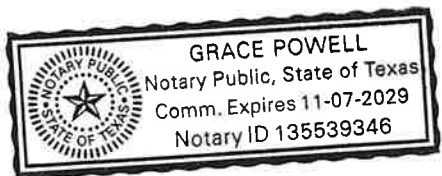


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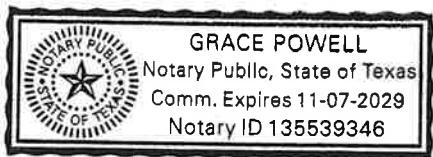
THIS INSTRUMENT was acknowledged before me on this the 18th day of June 2026 by the said **Leslie Eaton, Trustee** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.



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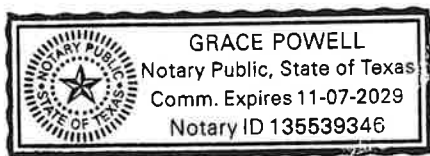
THIS INSTRUMENT was acknowledged before me on this the 18th day of June 2026 by the said **Matthew Henehan, Commercial Trustee** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.



Grace Powell
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THIS INSTRUMENT was acknowledged before me on this the 19th day of June 2026 by the said **Robert Kuhl, Trustee** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

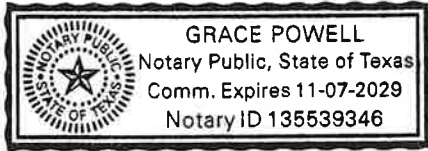


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THIS INSTRUMENT was acknowledged before me on this the 18th day of June 2026 by the said **David Martin, Trustee** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

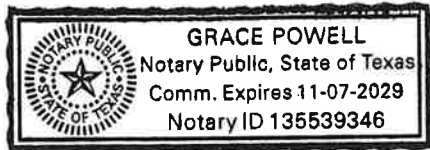


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THIS INSTRUMENT was acknowledged before me on this the 18th day of June 2026 by the said **Jacob Morgen, Trustee** of the **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.



Grace Powell
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Grace Powell
(Print or Stamp Name of Notary)