

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR VILLAGE PARK TOWNHOMES**

THE STATE OF TEXAS

THE COUNTY OF KENDALL

WHEREAS, PG VILLAGE PROPERTIES, LTD. a Texas limited partnership, hereinafter referred to as "Declarant", caused a Declaration of Covenants, Conditions and Restrictions for Village Park Townhomes to be filed of record in Volume 1102, Page 344, Kendall County Official Records, said Declaration creating certain easements, restrictions, covenants and conditions covering the Property described therein; and

WHEREAS, the said Declaration has been amended from time to time, including that certain Amendment dated May 3, 2010, and filed for record in Volume 1212, Page 706 of the Official Records of Kendall County, Texas; and

WHEREAS, the Declaration provides for a mechanism to amend its contents as needed; and

WHEREAS, the authority to amend the Declaration has been transferred to Village Park Owners Association (the Association), a Texas Nonprofit Corporation; and

WHEREAS, it has been deemed necessary and advisable, and in the best interests of the Homeowners to amend the said Declaration by the Board of said Association, and confirmed and consented to by the homeowners in conformity with the Declaration;

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, and in respect of the above stated circumstances, the Declaration is hereby AMENDED as follows:

1. Section 7.5.1 is amended to remove the weight limitation for pets;

2. Section 8.11.3 is amended to read that the Reserve Fund Contribution shall be a flat fee of \$600;

3. Appendix D is amended to read that each townhome will have an equal 4.3478% share of common expenses;

4. The following language is added to the end of provision 7.11 COLOR CHANGES:

"For consideration of changes by the Architectural Reviewer (the Village Park Homeowners Architectural Review Committee (ARC)) pursuant to paragraphs 7.11, 7.12, 7.14 and/or 7.33, the homeowner shall submit two (2) copies in writing describing the proposed change, with illustrations and sample colors to the ARC. Upon receipt and after timely review, the ARC shall notify the homeowner in writing of the ARC decision to approve or disapprove the homeowner's request.

Homeowners who proceed with changes to their home or lots visible from the street or common area without ARC prior written approval are in violation of the Village Park Homeowner Association's Covenants, Conditions and Restrictions (CCR). In such case the Association's Board of Directors will notify the homeowner in writing of the violation with a specified time frame for correction. The homeowner has the right to appeal in writing the violation notice to the Board of Directors and have the Board consider the appeal for final decision. Upon final decision, should the Board uphold the notice of violation, the Board, at its sole discretion, shall determine the appropriate response in accordance with Paragraph 9.4.5 and Articles 10-12 of the Association CCR."

5. Section 7.18 is amended to remove the word and phrase " two (2)" from the provision.

Except as amended herein, the remaining provisions of the Declaration, as previously amended, are ratified and affirmed.

By the signatures affixed hereto, the Directors certify that the required consents of homeowners were obtained in advance in compliance with the provisions of the Declaration, and are reflected in the minutes of the Associations.

Signed the 17 day of September, 2015.



Joe Loving, Director



Tom Boswell, Director



Leslie MacDonald, Director

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 17th day of September, 2015, by Joe Loving, Director.





Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 17th day of September, 2015, by Tom Boswell, Director.





Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 17th day of September, 2015, by
Leslie MacDonald, Director.





Notary Public, State of Texas

Filed & Recorded in:

**KENDALL COUNTY
DARLENE HERRIN
COUNTY CLERK**

09/21/2015 03:54PM

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By Deputy: Beth A Steinruck

This Document has been received by this Office for
Recording into the Official Public Records.

We do hereby swear that we do not discriminate due to
Race, Creed, Color, Sex or National Origin.

STATE OF TEXAS, COUNTY OF KENDALL
I hereby certify that this instrument was filed in File Number
Sequence on the date and at the time stamped hereon and
was duly recorded in the OFFICIAL RECORDS Records of
Kendall County, Texas on

09/21/2015
DARLENE HERRIN, COUNTY CLERK
Kendall County, Texas

By: *bas* Deputy