

**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 dated January 30, 2008, and 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 that certain Amendment dated September 17, 2015, and filed for record in Volume 1488, Page 172 of the Official Records of Kendall County, Texas; and that certain Amendment dated June 23, 2016, and filed for record in Volume 1528, Page 715 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 at its annual meeting on June 5, 2017 and June 4, 2018;**

**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 7.10. BUSINESS USE is amended to read as follows:**

7.10. BUSINESS USE. A resident may use a townhome for business uses, such as telecommuting, personal business, and professional pursuits, provided that: (1) the uses are incidental to the primary use of the townhome as a residence; (2) the uses conform to applicable governmental ordinances; (3) the uses do not entail visits to the townhome by employees or the public in quantities that materially increase the number of vehicles parked on the street; and (4) the uses do not interfere with the residential use and enjoyment of neighboring lots by other residents. Estate sales, garage sales, yard sales, and driveway sales are not permitted.

**2. Section 7.33 WINDOW TREATMENTS is amended to read as follows:**

7.33. WINDOW TREATMENTS. Each townhome building in Village Park Townhomes is designed to have a uniform window appearance. Therefore, the color and condition of all window treatments within the townhome, that are visible from the street or another townhome, must be maintained in good condition and must not detract from the appearance of the Property. All window treatments within a townhome building must be uniform, although style of window treatments may vary from townhome building to townhome building. The Architectural Reviewer may require an owner to change or remove window treatment, window film, window screens, or window decoration that the Architectural Reviewer determines to be inappropriate, unattractive, or inconsistent with the Property's uniform window standard. The Architectural Reviewer may prohibit the use of certain colors or materials for window treatments. IF THE RULES FAIL TO ESTABLISH A DIFFERENT STANDARD, ALL WINDOW TREATMENTS –AS SEEN FROM THE STREET–MUST BE WHITE IN COLOR. As of June 15, 2017, any townhome in the Village Park community that is not compliant will be allowed to remain as is until such time the homeowner's property is leased, sold, transferred or any

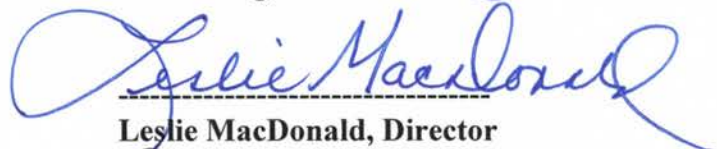
conditions with the homeowner(s) is/are not longer living in the dwelling. At such time, it will be conveyed to any buyer/renter/occupant/real estate personnel that the home is out of compliance with this CCR and will need to be brought into compliance prior to move-in.

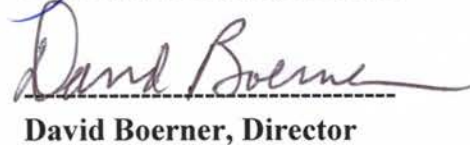
**Except as amended herein, the remaining provisions of the Declaration, as previously amended, are ratified and affirmed.**

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

Signed the 11 day of June, 2018

  
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Joe Loving, Director

  
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Leslie MacDonald, Director

  
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David Boerner, Director

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 11 day of June 2018 by Joe Loving, Director



  
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Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 11 day of June  
2018 by Leslie MacDonald, Director



U Escal

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 11 day of June  
2018 by David Boerner, Director



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Notary Public, State of Texas

Filed & Recorded in:

**KENDALL COUNTY  
DARLENE HERRIN  
COUNTY CLERK**

06/11/2018 01:56PM

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Receipt Number - 88565  
By Deputy: Jordan Frantzen

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

06/11/2018  
DARLENE HERRIN, COUNTY CLERK  
Kendall County, Texas

By:     *JF*     Deputy