

**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 that certain Amendment dated June 11, 2018, and filed for record in Volume 1640, Page 321 of the Official Records of Kendall County, Texas; and that certain Amendment dated October 17, 2019 and filed for record in Volume 1720, Page 95 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 meeting on September 13, 2022;

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. Effective January 1, 2023, Section 8.11.3 Reserve Fund Contribution is amended to read as follows:**

8.11.3 Reserve Fund Contribution. At time of transfer, a fee in the amount of \$1500.00 will be paid to the Association, to be deposited in the Association's Reserve Account. The fee may be paid by the seller or buyer, and will be collected at closing, the buyer remains liable to the Association for the fee until paid. The reserve fund contribution is not refundable and may not be regarded as a pre-payment of or credit against regular or special assessments.

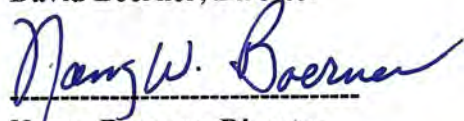
Except as amended herein, the remaining provisions of the Declaration, as previously amended, are ratified and affirmed.

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.

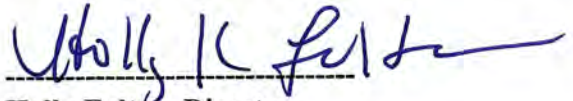
Signed the 28th day of October, 2022



David Boerner, Director



Nancy Boerner, Director



Holly Fulton, Director

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 28th day of October,
2022 by David Boerner, Director

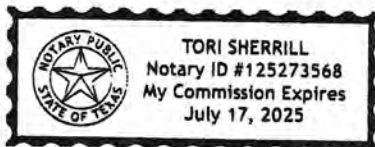


Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 28th day of October,
2022 by Nancy Boerner, Director



Notary Public, State of Texas

STATE OF TEXAS

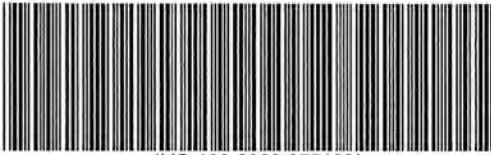
COUNTY OF KENDALL

This instrument was acknowledged before me on the 28th day of October
2022 by Holly Fulton, Director



A handwritten signature in blue ink, appearing to read "Tori Sherrill", written over a horizontal dashed line.

Notary Public, State of Texas



VG-190-2022-375162

Kendall County
Darlene Herrin
Kendall County Clerk

Instrument Number: 375162

Real Property Recordings

Recorded On: October 28, 2022 01:59 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 375162
Receipt Number: 20221028000040
Recorded Date/Time: October 28, 2022 01:59 PM
User: Beth S
Station: cclerk03

Record and Return To:

Village Park HOA



STATE OF TEXAS
Kendall County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Kendall County, Texas

Darlene Herrin
Kendall County Clerk
Kendall County, TX

Darlene Herrin