

NOTE TO RECORDER: This instrument amends the *Declaration of Covenants, Conditions and Restrictions for Lakeview Villas Subdivision - Plat No. ____* which was filed on April 24, 2019, as Document Number 20190074224 of the Official Public Record of Bexar County, Texas.

**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LAKEVIEW VILLAS SUBDIVISION – PLAT NO. ____**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BEXAR §

WHEREAS, KC Renovations, Inc., a Texas Corporation ("Declarant"), is the developer of all lots situated within that certain subdivision known as Lakeview Villas located in Bexar County, Texas.

WHEREAS, the Declarant filed an instrument entitled *Declaration of Covenants, Conditions and Restrictions for Lakeview Villas Subdivision – Plat No. ____* ("Declaration") which was filed on April 24, 2019, as Document Number 20190074224 of the Official Public Record of Bexar County, Texas.

WHEREAS, **Section 7.5**, of the Declaration entitled **Amendment** states that the Declaration may be amended and provides in part "(a) This Declaration may be amended ... upon the express written consent of at least sixty-six and two-thirds percent (66-2/3%) of the outstanding votes (determined pursuant to language herein) held by Members at a meeting at which a quorum is present in person or by proxy..."

WHEREAS, the San Antonio Lake View Villas HOA, Inc. ("Association") is charged with the management and operation of the Association in accordance with the *Bylaws of San Antonio Lake View Villas HOA, Inc.* ("Bylaws") and administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration.

WHEREAS, pursuant to **Article 3.2** of the Bylaws, entitled **Special Meetings** Owners representing at least 30% of the votes in the Association requested a special meeting of the members for the purpose of amending the Declaration to:

(1) Delete **Section 4.10**, entitled **Management Agreement**; and

(2) Delete **Section 6.8**, entitled **Property Management**.

WHEREAS, the Association scheduled a Special Meeting of the Members for Tuesday, September 12, 2023, for the purpose of considering and voting on the two proposed amendments to the Declaration.

WHEREAS, pursuant to **Section 3.8** of the Bylaws, entitled **Quorum**, a quorum of 66.66% of all votes were present, in person or by proxy, at the Special Meeting on September 12, 2023.

SCANNED

First Amendment to Declaration of Covenants, Conditions and Restrictions for Lakeview Villas Subdivision - Plat No. ____
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WHEREAS, pursuant to **Section 7.5** of the Declaration, entitled **Amendment** two votes of the membership were taken, one for each of the amendments.

WHEREAS, more than the required number of votes was received for both amendments to pass and become effective.

NOW, THEREFORE, BE IT RESOLVED, that the *Declaration of Covenants, Conditions and Restrictions for Lakeview Villas Subdivision – Plat No. _____* is hereby amended as follows:

- (1) **Section 4.10**, entitled **Management Agreement** is deleted in its entirety; and
- (2) **Section 6.8**, entitled **Property Management** is deleted in its entirety.


Except as modified hereby, all other terms and conditions of the Declaration shall remain in effect and unchanged.

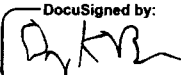
Except as otherwise defined herein, all terms used herein shall have the same meaning as they have in the Declaration.


BE IT FUTHER RESOLVED that this amendment be filed of record in the Official Public Record of Bexar County, Texas.


Executed this 25th day of September, 2023 to be effective on this date of execution.

SA LAKE VIEW VILLAS HOA, INC.
A Texas Non-Profit Corporation

BY: 
Prakash Parameswaran, President

BY: 
DocuSigned by:
C7BC0BEA16F04EB...
Dwayne Brown, Vice President

BY: 
DocuSigned by:
66397C8C468946E...
Melissa Puckett, Treasurer

BY: 
DocuSigned by:
FCAB71A5835B4FB...
Balaji Subramanian, Secretary

First Amendment to Declaration of Covenants, Conditions and Restrictions for Lakeview Villas Subdivision - Plat No. ____

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Notary for Page 2 of 5

STATE OF TEXAS

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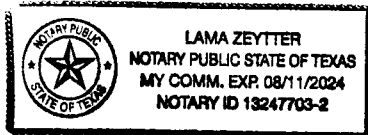
COUNTY OF ~~BEXAR~~ ^{Collin}

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Before me, the undersigned authority, on this day personally appeared Prakash Parameswaran, President of San Antonio Lake View Villas HOA, Inc., a Texas Non-Profit Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 25th day of September, 2023.





Notary Public, in and for
State of Texas

My commission expires: 8-11-2024

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CERTIFICATE

I, Debbie Stakes, served as the Secretary of the San Antonio Lake View Villas HOA, Inc. (the “Association”) through the date of the Annual Meeting of Members which was held on September 12, 2023.

I do hereby certify that a special meeting of the members was duly noticed and held on September 12, 2023, following the annual meeting.

At said meeting more than 66 2/3% of the Lot Owners, present in person or by proxy, voted to approve these amendments.

There are 36 total votes. Sixty-six and two-thirds percent (66 2/3%) is 23.76.

There were 26 votes in favor of both amendments (1) and (2).

By: DocuSigned by:
Debbie Stakes
7EA70D007E344EB
Debbie Stakes, Former Secretary
San Antonio Lake View Villas HOA, Inc.

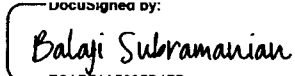
First Amendment to Declaration of Covenants, Conditions and Restrictions for Lakeview Villas Subdivision - Plat No. ____
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CERTIFICATE

I, Balaji Subramanian, the current Secretary of the San Antonio Lake View Villas HOA, Inc. (the "Association") do hereby certify that the foregoing is a true and correct copy of the *First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lakeview Villas Subdivision – Plat No. ____*.

The record of these votes will be kept as part of the official records of the Association.

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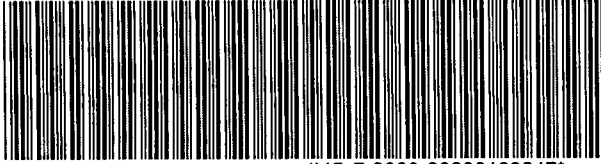
By: 
FCAB71A5895B4FB...
Balaji Subramanian, Secretary
San Antonio Lake View Villas HOA, Inc.

PREPARED BY:

Law Office of Amy M. McLin, P.C.
1100 N.W. Loop 410, Suite 700, PMB #101
San Antonio, Texas 78213

AFTER RECORDING, RETURN TO:

Law Office of Amy M. McLin, P.C.
1100 N.W. Loop 410, Suite 700, PMB #101
San Antonio, Texas 78213



VG-7-2023-20230183247

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
10/4/2023 8:52 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk