

**CORRECTION TO THE FIFTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM REGIME
ARCH RAY CONDOMINIUMS**

DECLARANT:

Arch Ray Developments, L.L.C.,
a Texas limited liability company
312 Schmitzinsky Rd.
Fredericksburg, Texas 78624

THIS CORRECTION TO THE FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME ARCH RAY CONDOMINIUMS (this "**Fifth Amendment**") is made by Arch Ray Developments, L.L.C., a Texas limited liability company ("**Declarant**"), and is effective for all purposes as of September 4, 2025:

RECITALS:

Declarant has been appointed under that certain Declaration of Condominium Regime for Arch Ray Condominiums (the "**Original Declaration**") recorded under Register No. 20232486 of the Official Records of Gillespie County, Texas. Unless otherwise defined herein, all capitalized terms shall have the same meaning as in the Original Declaration.

Declarant, pursuant to Section 19.4 of the Original Declaration and further pursuant to those certain RESERVATION OF DECLARANT RIGHTS recorded under Register No. 20232487 of the Official Records of Gillespie County, Texas, has the right to unilaterally amend the Original Declaration and subsequent amendments to the Original Declaration, and Declarant now desires to amend the Original Declaration, the FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME recorded under Document No. 20233664 in the Official Public Records of Gillespie County, Texas ("**First Amendment**"), the SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME recorded under Document No. 20240018 in the Official Public Records of Gillespie County, Texas ("**Second Amendment**"), and the THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME recorded under Document No. 20243909 in the Official Public Records of Gillespie County, Texas ("**Third Amendment**"), FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME recorded under Document No. 20245084 ("**Fourth Amendment**") collectively, "**Declaration**" in certain respects as set forth herein.

NOW, THEREFORE, Declarant, by this Fifth Amendment, does hereby amend the Declaration pursuant to the RESERVATION OF DECLARANT RIGHTS to correct a misstatement, error, or omission as it relates to Assessments as follows:

AMENDMENT:

1. Article 1 of the Declaration is hereby amended by deleting the definition of "Assessment" in its entirety and replacing the verbiage as follows:

"Assessment" means any charge levied against a Unit or Owner by the Association, pursuant to the Documents, the Act, or Applicable Law, including but not limited to Initial Unit Assessments, Regular Assessments, Special Assessments, Individual Assessments, and Deficiency Assessments as defined in Article 6 of this Declaration.

2. Article 6, Section 6.3 of the Declaration is hereby deleted in its entirety and amended by replacing the verbiage as follows:

6.3. Types of Assessments. There are five (5) types of Assessments: Initial Unit Assessments; Regular Assessments, Special Assessments, Individual Assessments, and Deficiency Assessments.

3. Article 6, Section 6.4 of the Declaration is amended by adding Section 6.4.5 as follows:

6.4.5. Timing of Regular Assessments. Notwithstanding any provision contained in the Documents to the contrary, Regular Assessments will not be assessed until the Property reaches sixty-five percent (65%) functional or sold (the "Date"). The determination of the Property's status or percentage of functional or sold and the confirmation of reaching the Date will be determined in the sole and absolute discretion of the Declarant.

4. Article 6, Section 6.4 of the Declaration is amended by adding Section 6.4.6 as follows:

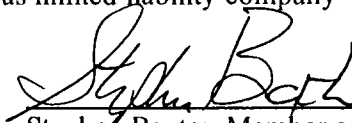
6.4.6. Initial Unit Assessment. Upon the recording of this Fifth Amendment in the Real Property Records of Gillespie County, Texas, applicable to any initial transfers of Units from Declarant to the initial Owners, a one-time Initial Unit Assessment of One Thousand and 00/100 Dollars (\$1,000.00) will be paid by the initial Owner to the Association for the Common Expenses incurred for the installation, maintenance, repair, replacement, and operation of the Common Elements.

5. All covenants, conditions, restrictions and easements not herein amended but established by and contained in the Declaration shall remain in full force and effect.

DECLARANT:

Arch Ray Developments, L.L.C.
a Texas limited liability company

By:



Stephen Baxter, Member and Authorized Person

STATE OF TEXAS

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COUNTY OF GILLESPIE

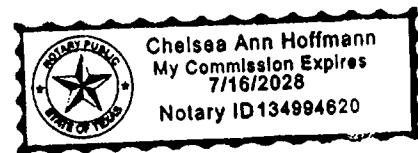
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BEFORE ME, the undersigned authority, on this day personally appeared Stephen Baxter, known to me to be the person whose name is subscribed to the foregoing instrument as a Member and Authorized Person of Arch Ray Developments, L.L.C., a Texas limited liability company, executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

Given under my hand and seal of office on September 4, 2025.



Notary Public, State of Texas



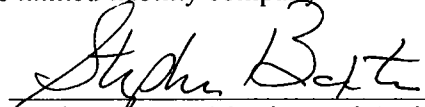
CONSENT TO GOVERNING DOCUMENTS
Arch Ray Condominiums
a Condominium in Gillespie County, Texas

WHEREAS, FIESTA ON THE RIVER RV RESORT, L.L.C. is the owner of that certain real property being 19.98 acres of land, more or less, situated in Gillespie County, Texas, part of the J. Leal Survey No. 32, Abstract No. 387; said 19.98 acre tract of land is described by metes and bounds on Exhibit "A", attached hereto and made a part hereof, acting by and through the undersigned, its duly authorized agent, does hereby consent to, accept and ratify the GOVERNING DOCUMENTS OF THE ARCH RAY CONDOMINIUM REGIME, ARCH RAY CONDOMINIUMS in Gillespie County, Texas.

EXECUTED this 4 day of September, 2025.

FIESTA ON THE RIVER RV RESORT, L.L.C.
a Texas limited liability company

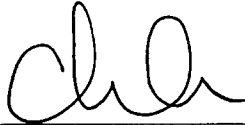
By:


Stephen Baxter, Member and Authorized Agent

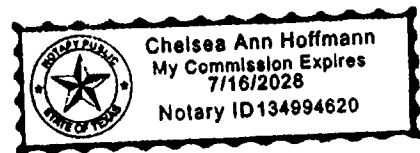
THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on the 4 day of September, 2025, by Stephen Baxter, Member and Authorized Agent of FIESTA ON THE RIVER RV RESORT, L.L.C., a Texas limited liability company.



Notary Public in and for the State of Texas



Gillespie County
LINDSEY BROWN
Gillespie County
Clerk

Instrument Number: 20254468

CORRECTION AFFIDAVIT

Recorded On: September 08, 2025 12:06 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 20254468
Receipt Number: 20250908000002
Recorded Date/Time: September 08, 2025 12:06 PM
User: Josh C
Station: DELLGVKBHQ2

Record and Return To:

CSC Global



STATE OF TEXAS
COUNTY OF GILLESPIE

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 Gillespie County, Texas.

LINDSEY BROWN
Gillespie County Clerk
Gillespie County, TX

Lindsey Brown