

**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE TIMBERS**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILSON §

This First Amendment ("First Amendment") to the Declaration of Covenants, Conditions and Restrictions for The Timbers ("Declaration") is made on the date hereinafter set forth by Oaks Subdivision, LLC, a Texas limited liability company, duly authorized to do business in the State of Texas, hereinafter referred to as "Developer".

I.

Developer, who owns more than 67% of all Lots subject to the Declaration, and therefore has the authority to amend the Declaration. Developer hereby amends Article VIII, Section 8.03 of the Declaration to read as follows:

Section 8.03 Basis and Maximum of Annual Assessments. The annual assessments shall be \$450.00 per year initially, subject to increase as determined by the Board of Directors in the manner provided for herein after determination of current maintenance costs and anticipated needs of the Association during the year for which the assessment is being made.

EXECUTED this 5 day of August 2022.

OAKS SUBDIVISION, LLC,
a Texas limited liability company,

By: LAWRENCE W. FRISENHAHN,
Manager

By: LAWRENCE GEMBLER,
Manager

THE STATE OF TEXAS §
 §
COUNTY OF WILSON §

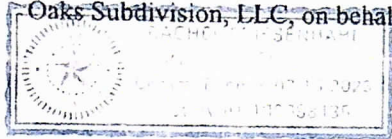
This instrument was acknowledged before me by Lawrence W. Frisenhahn, Jr.,
Manager, Oaks Subdivision, LLC, on behalf of said entity.



Richard A. Frisenhahn
Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF WILSON §

This instrument was acknowledged before me by Lawrence Gembler, Manager,
Oaks Subdivision, LLC, on behalf of said entity.



Richard A. Frisenhahn
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Tom L. Newton, Jr.
ALLEN, STEIN & DURBIN, P.C.
6243 IH-10 West, Suite 700
San Antonio, TX 78201

6408 001/2312497



VG-1717-2022-125144

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 125144

Real Property Recordings

Recorded On: August 30, 2022 01:01 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 125144
Receipt Number: 20220830000015
Recorded Date/Time: August 30, 2022 01:01 PM
User: Mary S
Station: cclerk02

Record and Return To:

ALLEN, STEIN & DURBIN
6243 IH 10 WEST, 7TH FLOOR

SAN ANTONIO TX 78201



STATE OF TEXAS
Wilson 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 Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX