

***** Electronically Recorded Document *****

Cameron County

Sylvia Garza-Perez
Cameron County Clerk
Brownsville, Texas

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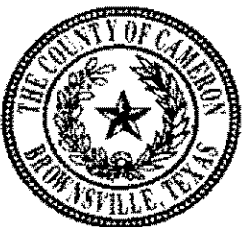
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Parties:

Direct- PARADISE COVE - LAGUNA MADRE INC
Indirect- PARADISE COVE - LAGUNA MADRE INC

Receipt Number: 727252
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THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Official Public Records in Cameron County, Texas.

A handwritten signature in cursive script, appearing to read "Sylvia Garza-Perez", is written in black ink.

Stewart Title Company
GF# C/F DBD

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARADISE COVE SUBDIVISON

Declaration: Declaration of Covenants, Conditions, and Restrictions for PARADISE COVE SUBDIVISON, recorded as Document #63740 in Volume 10751, Page 60 *et seq.*, Official Records of Cameron County, Texas, as amended from time to time

Property Owners Association: Paradise Cove – Laguna Madre, Inc. d/b/a Paradise Cove Property Owners Association

Date of Enactment of Amendment: Annual Meeting of Members on February 14, 2015

The undersigned hereby certifies that on the Date of Enactment of Amendment, a quorum of members of the Property Owners Association were present either in person or by proxy, and more than 67% of the total votes of the members of the Association voted to amend Declaration section 7.13(b) Enforcement by Lien by deleting the former language of 7.13(b) in its entirety, and replacing it with the following:

7.13(b) Enforcement by Lien. In having acquired a Lot, each owner grants to the Association a continuing lien upon each Lot owned by such Owner and any subsequent improvements thereon, and a power of sale in connection with the Association’s lien. Said lien secures all amounts due to the Association for all Assessments and late charges, penalties, fines, collection costs, attorney’s fees, interest and any other amount due to the Association from an Owner.

- (1) The Association’s lien has priority over any other lien except:
 - (i) a lien for real property taxes and other governmental assessments or charges against the property unless otherwise provided by Section 32.05, Tax Code;
 - (ii) a lien or encumbrance recorded before this declaration amendment is recorded;
 - (iii) a first vendor’s lien or first deed of trust lien recorded before the date on which the assessment sought to be enforced becomes delinquent under the declaration, bylaws, or rules;
 - (iv) a lien for construction of improvements to the Lot or an assignment of the right to insurance proceeds on the Lot if the lien or assignment is recorded or duly perfected before the date on which the assessment sought to be enforced becomes delinquent under the declaration, bylaws, or rules.

(2) The Association is authorized to enforce the lien through any available remedy. The Association’s lien is created by the recordation of this amendment, which constitutes record notice and perfection of the lien. No other recordation of a lien or notice of lien is required. By written resolution, the Board may appoint, from time to time, an officer, agent, trustee, or attorney of the Association to exercise the power of sale on behalf of the Association. In any collection proceedings, the Owner in default shall be required to pay the costs, expenses and

attorney's fees incurred by the Association. Suit to recover a money judgment for unpaid assessments may also be maintained by the Association without foreclosing or waiving the Association's lien.

(3) Payment received by the Association from an Owner shall be applied to the Owner's debt in the following order of priority:

- (i) any delinquent assessment;
- (ii) any current assessment;
- (iii) any attorney's fees or third party collection costs incurred by the Association associated solely with assessments or any other charge that could provide the basis for foreclosure;
- (iv) any attorney's fees incurred by the Association that are not subject to Subdivision (iii)
- (v) any fines assessed by the Association; and
- (vi) any other amount owed to the Association.

Paradise Cove – Laguna Madre Inc., a Texas corporation d/b/a Paradise Cove Property Owners Association

By: Juan Torres, President

Acknowledgment

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me by Juan Torres, President of Paradise Cove – Laguna Madre, Inc., a Texas corporation d/b/a Paradise Cove Property Owners Association, on behalf of said corporation on this 8th day of April, 2015.



Roberto A. Martinez
NOTARY PUBLIC, STATE OF TEXAS