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VOL 1824 PAGE 021

SUPPLEMENTARY DECLARATION FOR THE VILLAS AT THE PARK

STATE OF TEXAS §

COUNTY OF KERR §

Pursuant to Article VII of the Townhome Declaration for The Villas at the Park (the "Declaration") dated August 21, 2007, recorded in Volume 1627, Page 381, of the Official Public Records of Kerr County, Texas, the undersigned HILL RIDGE HOMES, LTD., as Declarant ("Declarant") hereby amends the Declaration by adding to the properties subject to the Declaration the following property:

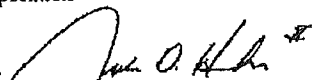
THE VILLAS AT THE PARK, PHASES 2-5, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 108, OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.

As provided for in said Article VII of the Declaration:

- (1) The scheme of the Declaration is extended to the above described property; the percentage equitable interest in the Common Area of the Owners immediately prior to the filing of this Supplementary Declaration are hereby adjusted so that the percentage interest of each Owner after the filing of this Supplementary Declaration shall be equal to the number of Lots owned by such Owner divided by the total number of such Lots within the property then subject to the Declaration after the annexation;
- (2) The Lots and the Common Area within the annexed property are described as follows:
Lots 1-4, inclusive, in Blocks 5-20, inclusive, and Common Area 1 and Common Area 2, according to map or plat of The Villas at the Park, Phases 2-5;
- (3) Each Owner of a Lot within the annexed property shall be a member of the Association (as defined in the Declaration) and entitled to all benefits, including all voting rights of Owners as therein provided;
- (4) The Lots within the annexed property are hereby subjected to the assessments provided for in the Declaration and the liens securing same, effective upon conveyance of a Lot to an Owner other than Declarant; and
- (5) Declarant will execute and deliver a Deed conveying to the Association all the area in such annexed property designated as Common Area for the benefit and use of the Owners, as provided in the Declaration, with the reservation of Declarant's rights as set forth in the Declaration.

Executed and delivered effective for all purposes as of the 1st day of November, 2010.

HILL RIDGE HOMES, LTD, a Texas
corporation

By: 
Jack D. Hinton, II, President

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VOL 1824 PAGE 022

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me this 7th day of January, 2011, by JACK D. HINTON, II, President of HILL RIDGE HOMES, LTD., a Texas corporation, on behalf of said corporation.



Lori Adams
Notary Public, State of Texas

Filed by and return to
Dwayne Machann
222 Sidney Baker South
Suite 436
Kerrville, Texas 78028
(830) 895-5500

FILED AND RECORDED
At 10:45 o'clock AM
STATE OF TEXAS
COUNTY OF KERR



JAN 14 2011

I hereby certify that this instrument was filed in the file numbered
sequence on the date and time stamped herein by me and was duly
recorded in the Official Public Records of Kerr County Texas.
Janett Pieper, Kerr County Clerk

By Chris Thompson Deputy

FIRST AMENDMENT TO TOWNHOME DECLARATION
FOR THE VILLAS AT THE PARK

STATE OF TEXAS §

COUNTY OF KERR §

Pursuant to Section 8.1 of Article VIII of the Townhome Declaration for The Villas at The Park (the "Declaration"), dated August 21, 2007, recorded in Volume 1627, Page 381, of the Official Public Records of Kerr County, Texas, as heretofore supplemented by Supplementary Declaration for The Villas at The Park dated effective as of November 1, 2010, the undersigned HILL RIDGE HOMES, LTD., the Declarant under the Declaration and the holder of not less than two-thirds (2/3) of the votes of the membership of The Villas at The Park Homeowner's Association, Inc. and the undersigned THE VILLAS AT THE PARK HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation, hereby amend the Declaration as follows:

1. Section 3.6 (Attachments) of Article III of the Declaration is deleted in its entirety and the following provisions are substituted in lieu thereof:

"Section 3.6. Attachments. No permanent attachments of any kind or character whatsoever (including, but not limited to, television and radio antennas) shall be made to the roof or walls of any Lot, or on the ground of any Lot unless plans for such attachments shall have been first submitted to and approved by the Architectural Control Committee, as hereinafter defined.

Small television satellite dishes of less than three (3) feet in diameter may be attached to the exterior walls of the improvements (but not to the roof), provided that plans for such attachments shall have been first submitted to and approved by the Architectural Control Committee, as hereinafter defined."

2. Assessments. For clarification of Article V of the Declaration, Section 5.6 of Article V is amended by adding thereto the following paragraph:

"Declarant has no obligation to pay Monthly Assessments or Special Assessments. Assessments on a Lot owned by Declarant commence on the date the Lot is conveyed by Declarant to another Owner. Declarant's only obligation for assessments is as set forth in Section 5.2(c) of this Declaration."

Except as herein amended, the Declaration, as heretofore supplemented by the Supplemental Declaration dated as of November 1, 2010, remains in full force and effect in accordance with its terms.

Executed and delivered this 7th day of January, 2011.

HILL RIDGE HOMES, LTD, a Texas corporation

By: 

Jack D. Hinton, II, President

THE VILLAS AT THE PARK HOMEOWNER'S
ASSOCIATION, INC., a Texas non-profit
corporation

By: 

Jack D. Hinton, II, President

THE STATE OF TEXAS §

COUNTY OF KERR §

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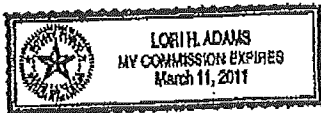


Lori Adams
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me this 7th day of January, 2011, by JACK D. HINTON, II, President of THE VILLAS AT THE PARK HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Lori Adams
Notary Public, State of Texas

Filed by and return to
Dwayne Machann
222 Sidney Baker South
Suite 436
Kerrville, Texas 78028
(830) 895-5500

FILED AND RECORDED
At 10:14 7 o'clock A M
STATE OF TEXAS
COUNTY OF KERR



JAN 14 2011

I hereby certify that this instrument was filed in the number, sequence on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kerr County, Texas.

Janet Pieper, Kerr County Clerk
By Shyla Thompson, Deputy