

AMENDMENT TO ARTICLE VIII, SECTION (b), of WALKER LAKE HOME OWNER'S ASSOCIATION 'S DECLARATIONS, COVENANTS AND RESTRICTIONS

The following amendment reflects an amendment to Walker Lake Home Owner's Association's Declarations, Covenants and Restrictions, located and filed in Volume 2605, of the Hidalgo County Property Deed Records, and that was adopted and voted upon, by 2/3 of the property owners present at the annual property owner's meeting held on March 26th, 2016. Specifically, the original and amended Covenants and Restrictions, are originally located and filed in Volume 2605, Page 822 and 823. The following amendment replaces **Article VIII, Section (b), entitled "Minimum Floor Area and Exterior Walls"**, and replaces the original Section (b) only to the square footage of a new single family residence to wit:

"ARTICLE VIII, COVENANTS AND RESTRICTIONS"

Section I. Covenants and Restrictions on Lots.

[NEW AMENDMENT]

(b) **Minimum Floor Area and Exterior Walls**. Any residence constructed on any lot located within Walker Lake Home Owners Association must have a heated/cooled area of at least **1200 square feet** and NOT THE ORIGINAL 800 square feet, exclusive of open or screened porches, terraces, patios, driveways, carports and garages.

This amendment **applies only to the square footage** of any new construction as specified by section (b) and the aforementioned amendment does not change the remaining specifications included in section (b) regarding the front exterior walls. The remaining portion of section (b) remains in full force. In addition, any and all new constructions must be presented to the Architectural Control Committee's for their approval as well as meet any other applicable city, county, and state ordinances and laws governing the construction of new single family home residences.

This amendment, as was voted upon by the majority of the property owners present at the annual property owner's meeting, is to be in full force as of the date of the Property Owner's meeting or March 26th, 2016. Legal notice is assumed to have been publicized at the Annual Meeting of the Walker Lake Home Owner's Association as well as the filing of this amendment. All owners were provided with notice of the Annual meeting and is the responsibility and legal duty of every property owner to attend and vote on any such amendments as stated in the original governing documents or The Declaration (or Master Deed) contained in the original filing of the Walker Lake Homeowner's, Inc., Covenants, Conditions and Restrictions, as recorded in Volume 2605 of the property records in Hidalgo County, Texas. Said Covenants and

Restrictions bind all the owners to the association, establish association responsibilities, and define owner's rights and obligations.

CERTIFICATION & ACKNOWLEDGMENT

As the Declarant of Walker Lake Homeowner's Association, I certify that the foregoing Amendment to the original Covenants, Conditions and Restrictions were adopted, by vote, by the majority of the Property Owners in attendance at the Walker Lake Homeowner's Association Annual Meeting held March 26th, 2016 as required by law and adopted for the benefit of all Property Owners of Walker Lake HOA.

SIGNED this 16th day of June, 2016

WALKER LAKE HOMEOWNERS ASSOCIATION, INC.,
A TEXAS NON-PROFIT CORPORATION.

BY: *Eli E. Hernandez*
ELI E. HERNANDEZ, PRESIDENT

BY: *John Salinas*
JOHN SALINAS, VICE-PRESIDENT

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16th day of June, 2016 by Eli E. Hernandez, President of Walker Lake Homeowner's Association and JOHN SALINAS, Vice-President of Walker Lake Homeowner's Association.

Julianita Sabala

NOTARY PUBLIC FOR STATE OF TEXAS

MY COMMISSION EXPIRES: 05/22/2019.

THIS DOCUMENT PREPARED:

LAW OFFICE OF ROLANDO GARZA
ATTORNEY FOR WALKER LAKE HOA
111 S. SEQUIN ST.
SAN DIEGO, TEXAS 78384

