

AMENDMENT TO DECLARATION OF
RESTRICTIVE COVENANTS AND CONDITIONS
FOR
CAMINO BANDERA SUBDIVISION

(2)
OF 7

STATE OF TEXAS {}
{}
COUNTY OF BEXAR {}
{}

WHEREAS, heretofore, Hallmark Ghormley Development Company as Declarant, executed and filed of record a Declaration of Restrictive Covenants and Conditions for Camino Bandera Subdivision which instrument was filed for record on January 15, 1992, under Bexar County Clerk's instrument number 2195366 of the Real Property Records of Bexar County, Texas, (hereinafter jointly referred to as "the Declaration"), to which reference is hereby made for all purposes; and

WHEREAS, the term "Declarant" includes successors or assigns of Hallmark Ghormley Development Company and includes any bulk transferee of Lots unless such rights as Declarant are negated in the recorded instrument of conveyance;

WHEREAS, the Declaration provides in Article XXXII, that Declarant shall have the right to file an amendment to the Declaration without the necessity of joinder by any other Owner of Lots, or any interest therein, for the limited purposes of correcting a clerical error, clarifying an ambiguity, or removing any contradiction in the terms thereof;

WHEREAS, the undersigned hereby executes this instrument for the purpose of correcting a clerical error and amending the Declaration in the manner hereinafter set forth;

NOW, THEREFORE, the undersigned, does hereby correct and amend the Declaration in the following manner, to wit:

Amendment: Paragraph 3 only of Article XXXV, Page 14, of the Declaration is deleted in its entirety and the following paragraph is substituted therefore:

The annual assessment for both improved and unimproved Lots shall be 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. Unless otherwise determined by the Board, the initial annual assessment for an improved Lot will not exceed \$180.00 per year and such assessment shall be prorated for the remainder of the calendar year in which begun if begun on other than January 1. The annual assessment for unimproved Lots shall be one-fourth (1/4) the annual assessment for improved Lots. The maximum annual assessment for improved Lots and annual

VOL 5253 PAGE 1372

assessments for unimproved Lots may be increased by vote of the Members as provided hereinbelow. A Lot shall be deemed to be an "improved Lot" when construction of a Living Unit thereon is completed and closing of a sale thereof has taken place, or which the Living Unit is occupied as a residence, whichever first occurs. As provided in Article XXVIII, above, the Board of Directors shall have the power to adjust assessments on consolidated Lots.

All other terms and provisions of the declaration, as hereby or previously amended, are in all other respects hereby ratified and affirmed. To the extent any other provisions of the Declaration or the By-Laws of Camino Bandera Homeowner's Association, or the above-recited instruments, are inconsistent with the above paragraph, as amended, said provisions shall be likewise deemed amended so as to be consistent herewith and shall be so interpreted.

EXECUTED effective this 30th day of January, 1992.

HALLMARK GHORMLEY DEVELOPMENT
COMPANY

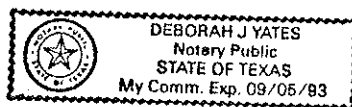
By:

Denzil Hallmark, Jr.
Its: President

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the 30th day of January, 1992, by Denzil Hallmark, Jr., President of Hallmark Ghormley Development Company, a Texas corporation, on behalf of said corporation.



Deborah J. Yates
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Ms. Sue Kopplin
Hallmark Ghormley Development Company
14607 San Pedro, Suite 100
San Antonio, Texas 78232

NOV 5 2 53 PAGE 1 3 7 3