



**AMENDMENT TO SUBDIVISION RESRICTIONS-
HOLLY LAKE RANCH, COUNTRY HOUSE NO. 1 AND HOLLY HILL**

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

WHEREAS, pursuant to certain Subdivision Restrictions dated July 11, 1977, and recorded in Volume 744, Page 535 of the Real Property Records of Wood County, Texas (hereinafter referred to as the "Restrictions"), certain real property situated in Wood County, Texas, known as Country House No. 1 Section (Section IV) of Holly Lake Ranch, and Holly Hill Section (Section VII) of Holly Lake Ranch, according to the plat thereof filed for record in the Office of the County Clerk of Wood County, Texas, on March 2, 1977, respectively, in Volume 8, page 63, and Volume 8, page 64 of the plat records of the County Clerk, to which plats and the record thereof reference is hereby made for full and particular description of said real property (hereinafter referred to as the "Subdivision"); and

WHEREAS, Section 26(c) of the Restrictions provides that any or all of the restrictions, covenants, and conditions therein contained may be repealed, amended or modified at any time by a vote of a majority of the owners of lots in the Subdivision; and

WHEREAS, a majority of the owners of the lots in the Subdivision have voted to amend the Restrictions in certain respects;

NOW, THEREFORE, in order to implement the amendment of the Restrictions which has been approved by a majority of the owners of lots in the Subdivision, such approval being evidenced by the duly executed Resolution Ballots attached hereto and made a part hereof for all purposes, the following amendment to the Restrictions is hereby adopted and approved:

1. Section 18 of the Restrictions is hereby deleted in its entirety and shall be replaced with the following paragraphs:

18. **ASSOCIATION MEMBERSHIP.** Upon acceptance of an application for membership in Holly Lake Ranch Association and the simultaneous execution of a sales contract or the acceptance of a Deed, each owner shall become a member of Holly Lake Ranch Association, a corporate enterprise operated by Developer, its successors or assigns, for the purpose of providing the members with clubhouse and private recreation facilities in the area, and to establish and maintain parks, lanes, lakes, and provide for the common benefit of lot owners. Said membership shall be conditioned upon observance of the rules and regulations established by said Association for the benefit and general welfare of its members and for the official operation thereof. Said membership shall also be conditioned upon payment, when due, of such dues, fees, and maintenance charges as the Association shall find necessary for the maintenance of the Association facilities and services, including but not limited to the maintenance of lanes, roads, parks, club house and lakes and any other services and benefits which said Association may provide for the benefit of the lots, Association facilities and members.

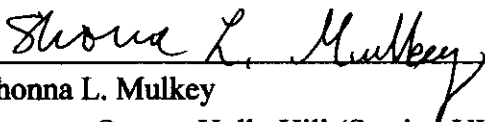
Accordingly, each lot in the Subdivision, from and after the sale thereof by Developer, is hereby subjected to an annual fee and maintenance charge of \$13.30 per month per lot, for the purpose of creating a fund to be known as the "Holly Lake Ranch Maintenance Fund" to be paid by the owner, the same to be secured by the vendor's lien upon said lot, said maintenance charge to be payable monthly in advance as directed by the Developer or the Association, as the case may be. At such time as Developer has transferred the title of 75% of the lots in the Subdivision and future subdivisions of Holly Lake Ranch, or sooner if notice to such effect is given by Developer to the Association, the responsibility for the collection and disbursement of such maintenance fund may be delegated to the Association. The fee and maintenance charge may be increased from year to year up to an increase not to exceed 10% of the maintenance charge for the

previous year. The Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote. The Developer may waive, either temporarily or permanently, the fee and maintenance charge against any lot if the owner has purchased another lot within the Subdivision which is subject to such charges. It is understood that the judgment of the Developer (or the Association, as the case may be) in the expenditure of said fund shall be final so long as such judgment is exercised in good faith. By the acceptance and retention of title to any lot, each lot owner, his heirs or assigns (regardless of whether a member of the Association, notwithstanding the requirement of membership in the Association, its successors and assigns, as a condition to the acquisition of title to any lot), agrees the Developer shall have a lien upon the subject lot or tract to secure payment of the aforementioned dues, fees and maintenance charges. Any and all such liens securing said dues, fees and maintenance charges are hereby declared to be expressly subordinate and inferior to any voluntary lien, including any renewal and/or extension thereof, created on any lot in the Subdivision by an owner thereof for the purpose of obtaining a construction or permanent loan or both such loans for the purpose of improving such lot. Said subordination of liens shall continue and be in full force and effect for so long as such construction or permanent loan is outstanding.

2. Except as specifically set forth hereinabove, all terms and conditions of the Restrictions shall remain in full force and effect.

EXECUTED as of the 15th day of October, 2014

The amendment of the Subdivision Restrictions contained herein has been approved by the owners of a majority of the lots in the Country House No. 1 and Holly Hill Subdivisions, Holly Lake Ranch, Texas, such approval being evidenced by the duly executed Resolution Ballots attached hereto and made a part hereof for all purposes, such ballots having been duly counted and verified by:



Shonna L. Mulkey
Property Owner, Holly Hill (Section VII) Subdivision

<u>SECTION</u>	<u>PART</u>	<u>LOT NO.</u>	<u>TOTAL LOTS</u>	<u>VOTES APPROVED</u>
IV	Country House No. 1	521 – 531	11	7
VII	Holly Hill	126 – 148	23	20

STATE OF TEXAS §
 §
COUNTY OF WOOD §

This instrument was acknowledged before me on the 15th day of October, 2014, by Shonna L. Mulkey, Holly Hill Subdivision Property Owner, Holly Lake Ranch, Texas on behalf of Country House No. 1 and Holly Hill, Holly Lake Ranch, Texas Property Owners.



Jami L Fillo
Notary Public, State of Texas

My Commission Expires:
11-09-2016

Printed or Stamped Name:
JAMI L FILLO

RESOLUTION BALLOT

Be it resolved that the Subdivision Restrictions for Holly Hill (Section VII) be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 9th Month Oct. Year 14 Holly Hill (Section VII) Lot/s# 127, 128, 129
 Approve Stephanie Clark Stephanie Clark
 Signature Printed

Disapprove _____
Signature Printed

Please mail this ballot to: Our HLRA Committee, P. O. Box 295, Hawkins, Texas 75765

RESOLUTION BALLOT

Be it resolved that the Subdivision Restrictions for Section VII be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 16 Month Sept Year 2014 ^{Holly Hill}
(Section VII) Lot/s # 131, 130
Approve Doris Clayton Doris Clayton
Signature Printed

Disapprove _____
Signature Printed

Please mail this ballot to: Our HLRA Committee, P. O. Box 295, Hawkins, Texas 75765

RESOLUTION BALLOT

Be it resolved that the Subdivision Restrictions for Holly Hill (Section VII) be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 12 Month 09 Year 2014 Holly Hill (Section VII) Lot/s# 132 133 134 135
 Approve Shonna Mulkey Shonna Mulkey
 Signature Printed

Disapprove _____
Signature Printed

Be it resolved that the Subdivision Restrictions for Section VII be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Disapprove _____
Signature Printed

RESOLUTION BALLOT

Disapprove _____
Signature Printed

RESOLUTION BALLOT

Disapprove _____
Signature Printed

RESOLUTION BALLOT

Be it resolved that the Subdivision Restrictions for Holly Hill (Section VII) be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 26 Month 9 Year 2014 Holly Hill (Section VII) Lot/s# 7 - 147 + 146

Approve *Parisa Astor* Parisa Astor
Signature Printed

Disapprove _____
Signature Printed

Please mail this ballot to: Our HLRA, P. O. Box 295, Hawkins, Texas 75765

RESOLUTION BALLOT

Be it resolved, that the Subdivision Restrictions for Section IV (Country House 1 & 2) be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. A property owner has ONE vote for each lot OWNED.

Day 26 Month Sep. Year 2014 Country House 1&2 Section IV- Lot (s) 11521

Approve *Johanna C Dauden* Johanna C Dauden
Signature Printed

Disapprove _____
Signature Printed

Please mail this ballot to: Our HLRA, P. O. Box 295, Hawkins, Texas 75765

RESOLUTION BALLOT

Be it resolved, that the Subdivision Restrictions for Section IV (Country House 1 & 2) be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. A property owner has ONE vote for each lot OWNED.

Day 5 Month Oct Year 2014 Country House 1&2 Section IV- Lot (s) Lot 522

Approve *Kathy Melton* Kathy Melton
Signature Printed

Disapprove _____
Signature Printed

Please mail this ballot to: Our HLRA, P. O. Box 295, Hawkins, Texas 75765

RESOLUTION BALLOT

Be it resolved, that the Subdivision Restrictions for Section IV (Country House 1 & 2) be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. A property owner has ONE vote for each lot OWNED.

Day 8 Month OCT Year 2014 Country House 1&2 Section IV- Lot (s) 525

Approve Carla Henager
Signature

CARLA HENAGER
Printed

Disapprove _____
Signature

Printed

Please mail this ballot to: Our HLRA, P. O. Box 295, Hawkins, Texas 75765

RESOLUTION BALLOT

Be it resolved, that the Subdivision Restrictions for Section IV (Country House 1 & 2) be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. A property owner has ONE vote for each lot OWNED.

Day 1 Month OCT Year 2014 Country House 1&2 Section IV- Lot (s) 523, 526, 527, 528

Approve Roland Schmeier
Signature

ROLAND SCHMEIER
Printed

Disapprove _____
Signature

Printed

THE STATE OF TEXAS
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Wood County, Texas.

2014-00011610 severett
10/15/2014 12:12 PM



Kelley Price, County Clerk
Wood County, Texas

Kelley Price