

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2013 02451136

Instrument Number: 2013-2451136

Recorded On: September 26, 2013

As
Recording

Parties:

Billable Pages: 2

To

Number of Pages: 3

Comment: 3RD AMENDMENT DECLARATION

**** Examined and Charged as Follows: ****

Recording	30.00
Total Recording:	30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Record and Return To:

Document Number: 2013-2451136
Receipt Number: 1389618
Recorded Date/Time: September 26, 2013 09:18A

ORIGINAL RETURN TO CUSTOMER

User / Station: I Leal - Cash Station 02



**STATE OF TEXAS
COUNTY OF HIDALGO**

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

**THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS RELATED TO PALM SHORES SUBDIVISION UNIT NO. 1,
HIDALGO COUNTY TEXAS**

WITNESSETH:

WHEREAS, the Walker Lake Homeowner's Association, Inc. met at their owner's annual meeting on March 1, 2013.

WHEREAS, the membership of the Homeowner's Association voted on certain additions or amendments to the Declarations of Covenants, Conditions, and Restrictions as filed with the official court records of Hidalgo County, Texas in document **No. 68704, Vol. 2605, Page 815**; and

WHEREAS, the propositions passed with sixty-six percent or more of membership having been present.

IT IS NOW THEREFORE ORDAINED AND DECREED by the Board of Directors that the Declaration of Covenants, Conditions and Restrictions, Article VIII, Section 1(a) is hereby amended as follows, to wit:

Section 1. Covenants and Restrictions on Lots.

Land Use. All lots except Lots dedicated as "Common Areas" lots shall be used for residential purposed only, and no building shall be erected, altered or placed or permitted to remain on any lot other than one (1) single family dwelling and appropriate out buildings. Residences on Lots 1 through 226 shall be of conventional on-site construction only and as approved by the architectural committee. **No mobile homes are allowed on Lots 1 through 226 as of the date of the annual meeting March 30, 2013. In addition, No Recreational Vehicle is allowed for permanent residential use on Lots 1 through 226 and can only be placed on a residential lot for storage purposes.**

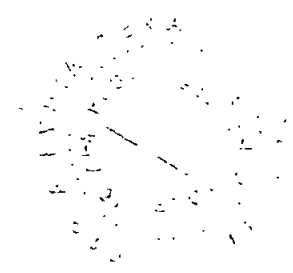
- (a) All lots must comply with any and all City zoning regulations regarding mobile homes or any other City zoning regulations regarding land use. Whenever the Board determines that there are reasonable grounds to believe that there has been a violation of any provision of this Article, the Board shall give notice of such alleged violation to the person in violation and said notice shall be in

writing, shall allow reasonable time for the performance of any act it requires, shall include a statement of the reasons for its issuance, shall be served upon the owner or his or her agents as the case may require and shall contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Article.

WALKER LAKE HOMEOWNER'S ASSOCIATION, INC.

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

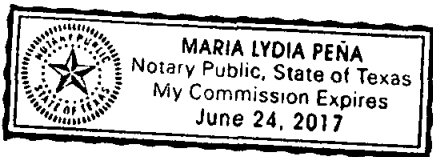
BY: John Salinas
JOHN SALINAS, VICE-PRESIDENT



ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 25th day of September, 2013 by Eli Hernandez, President of Walker Lake Homeowner's Association, Inc. and John Salinas, Vice-President of Walker Lake Homeowner's Association, Inc., on behalf of said corporation.



Maria Lydia Peña

Notary Public State of Texas

My commission exp. June 24-2017

Prepared by:

Law Office of Rolando Garza
Attorney for Walker Lake Homeowner's Ass. Inc.
1610 Thornwood Dr.
Mission, Texas 78574