

AFTER RECORDING, PLEASE RETURN TO:

Wayne McNab, President
Townhomes Association of Padre Cedars III
15402 Fortuna Bay, Unit 2801
Corpus Christi, Texas 78418

AMENDMENT OF DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PADRE CEDARS III
December 2021

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the PADRE CEDARS III, a Planned Unit Development ("Declaration") was filed and recorded with the County Clerk of Nueces, Texas, on April 28, 1995 (Document No. 959458) and May 9, 1995 (Document No. 960890; map reference was corrected); and

WHEREAS, ARTICLE XIII, Section 1. Material Amendments, of the Declaration, states that the Declaration may be amended by the consent of at least sixty-seven percent (67%) of the Owners; and

WHEREAS, ARTICLE XIII, Section 4. General Amendments, of the Declaration, states that any such amendment shall be expressed in written instrument, executed and acknowledged by sixty-seven percent (67%) of the Owners and recorded; and

WHEREAS, the following Amendment has been approved and acknowledged by at least sixty-seven percent (67%) of the Owners, as evidenced by Exhibit 1, and the President of the Board shall cause this Amendment to be recorded with the County Clerk of Nueces County, Texas.

NOW, THEREFORE, the following Exhibit shall be considered as an Amendment to the Declaration:

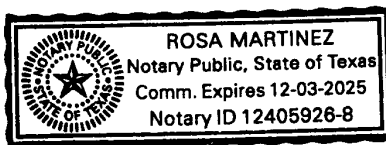
Wayne McNab

Wayne McNab, President
Townhome Association of Padre Cedars III
15402 Fortuna Bay, Unit 2801
Corpus Christi, Texas 78418

STATE OF TEXAS
COUNTY OF NUECES

Subscribed before me on this 13 day of December, 2021, by WAYNE McNAB.

Rosa Martinez
Notary Public, State of Texas



AMENDMENT OF DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PADRE CEDARS III
DECEMBER 2021

EXHIBIT

ARTICLE IX.
GENERAL COVENANTS
Section 11. Use Restrictions
Subsection 13. Leasing

13. Leasing: Any lease or rental agreement must be in writing and must be subject to the requirements of the project documents and the owners' association. No building unit may be leased or rented for less than ONE HUNDRED EIGHT (180) days.

**Townhome Association of Padre Cedars III
Annual Meeting, December 11, 2021
EXHIBIT 1***

We, the undersigned, agree to restrict leasing of any unit to no less than 180 (ONE HUNDRED EIGHTY) DAYS.

Jale Spade Matthews

Rosalie C. Jule

Hany Mozgema

Wayne McNeil



VG-51-2021-2021064730

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2021064730

Official Public Records

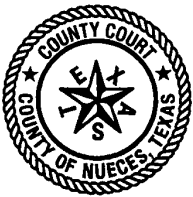
AMENDMENT

Recorded On: December 13, 2021 10:22 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$29.00



STATE OF TEXAS

Nueces County

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 Nueces County, Texas

Kara Sands
Nueces County Clerk
Nueces County, TX

******* 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:

Document Number: 2021064730
Receipt Number: 20211213000111
Recorded Date/Time: December 13, 2021 10:22 AM
User: Margarita S
Station: CLERK01

Record and Return To:

WAYNE MCNAB