

FIRST AMENDMENT TO THE RANCHO CARRIBE' SUBDIVISION

ARCHITECTURAL REVIEW COMMITTEE

GUIDELINES AND PROCEDURES

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

WHEREAS this FIRST AMENDMENT TO THE RANCHO CARRIBE' SUBDIVISION ARCHITECTURAL REVIEW COMMITTEE GUIDELINES AND PROCEDURES (hereinafter the "Amendment") is made on the date hereinafter set forth by the Board of Directors of the Rancho Carribe' Property Owners Association, Inc., hereinafter referred to as (the "Association").

BACKGROUND:

WHEREAS, Four D Venture, Inc., a Texas corporation, hereinafter referred to as the "Declarant" filed that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RANCHO CARRIBE' SUBDIVISION which is recorded under Document No. 010-83-2102 in the Official Public Records of Galveston County, Texas, as same has been amended and/or supplemented (the "Declaration");

WHEREAS, Article VI Section 5 of the Declaration allows the Board of Directors for the Association to develop and promulgate policy guidelines related to architectural review;

WHEREAS, the Association adopted guidelines and procedures on July 12, 1999 ("ARC Guidelines").

WHEREAS, the Association desires to amend the ARC Guidelines to establish a maximum height guideline and clarify the shoreline setback;

NOW THEREFORE, the Association does hereby amend the ARC Guidelines as follows:

The first paragraph of Section 3, Paragraph 4 shall be deleted in its entirety and replaced with the following:

The Architectural Review Committee shall have the right to disapprove any plans and specifications submitted to it in the event such plans and specifications are not in accordance with all of the provisions of this instrument or in accordance with the subdivision's Restrictions including, but not limited to, the design, layout, location, color schemes and/or if the proposed building, structure or otherwise is not in harmony with the surrounding structures of such lot, tract or parcel of land. Unless written approval from the Board of Directors is obtained, for the properties which are located between Villa Drive and the Gulf of Mexico,

no building, structure, or improvement shall be built or located farther than 75feet from Villa Drive as determined by the Board in its discretion (excluding open porches and decks). Additionally, unless written approval is received from the Board of Directors, the lowest horizontal member of a building, structure or improvement shall not have a height greater than 20.0 feet above sea level.

To the extent that this Amendment conflicts with the ARC Guidelines, this Amendment controls.

Any and all provisions of the ARC Guidelines not specifically amended herein shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

SIGNED this the 13 day of June, 2013.

**RANCHO CARRIBE' PROPERTY OWNERS
ASSOCIATION, INC.**

Lanell Wilson

Print Name: Lanell Wilson
Print Title: President

STATE OF TEXAS §
 §
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BEFORE ME, the undersigned authority, on this day personally appeared Lanell Wilson, the President of Rancho Carribe' Property Owners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 13 day of June, 2013.

Kallye L Mitchell
Notary Public - State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dwight D. Sullivan

2013 Jun 14 09:30 AM Fee: \$ 24.00

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DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY TEXAS