

**FIRST AMENDMENT TO THE  
MEDINA VILLAS DECLARATION OF COVENANTS  
CONDITIONS AND RESTRICTIONS**

STATE OF TEXAS           §  
  §     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF COLLIN       §

**THIS FIRST AMENDMENT TO THE MEDINA VILLAS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** (this "First Amendment") is made as of the 14th day of July, 2019, by the membership of **MEDINA VILLAS HOMEOWNERS ASSOCIATION**, a Texas non-profit corporation (hereinafter referred to as the "Association").

**WITNESSETH:**

**WHEREAS**, Medina Villas, LLC ("Developer") recorded the "Medina Villas Declaration of Covenants, Conditions and Restrictions" on or about February 15, 2013 at Instrument No. 20130215000212360 of the Collin County Real Property Records, Collin County, Texas (the "Declaration"); and

**WHEREAS**, Article VIII, Section 8.02 of the Declaration provides that the Declaration may be amended by more than sixty-six percent (66%) of the Owners; and

**WHEREAS**, at the annual meeting of the Owners on July 14, 2019, Owners representing more than sixty-six percent (66%) of the Owners in the Association have approved the following amendments to the Declaration.

**NOW, THEREFORE**, the Declaration is hereby amended as follows:

1. Amend Article IV, Section 4.14.6 of the Declaration by deleting such section in its entirety and replacing it with the following:

All purchasers of any Lots in Medina Villas Subdivision from the Declarant or other person or entity shall commence construction thereon within twelve (12) months from the date of the Lot purchase. Once commenced, the exterior and interior construction shall be completed within twelve (12) months from the date of commencement. On the thirteenth (13) month from the date of commencement/purchase, if construction is not completed/started, a monthly fine of \$500.00 may be assessed against the Owner until construction is deemed complete.


2. Amend Article VIII, Section 8.03 of the Declaration entitled "Enforcement" by deleting the current section 8.03 in its entirety and replacing it with the following:

Every Owner and occupant of a Lot shall comply with these covenants. The Association shall be authorized to impose sanctions for violations of these covenants. Sanctions may include, without limitation, imposing reasonable monetary fines. The Board shall afford a violator notice and an opportunity to cure the violation and be heard in accordance with Section 209.006 of the Texas Property Code prior to the imposition of any sanction, unless the Board determines that an emergency situation exists. In addition to any other enforcement rights, the Association may bring suit in law or in equity, or both, to enjoin any violation or to recover monetary damages, or both, or to enforce any lien created by these Covenants. All remedies set forth in these Covenants shall be cumulative of any remedies available at law or in equity. If the Association prevails in any action to enforce these Covenants, it shall be entitled to recover all costs, including, without limitation, attorney's fees and court costs reasonably incurred in such action. Failure by the Association to enforce any the foregoing or any other right or remedy of the Association shall in no event be deemed a waiver of the right to so thereafter.

3. Except as modified by this First Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned represents that the foregoing has been approved at a meeting of the Owners by more than sixty-six percent (66%) of the Owners in the Association, and accordingly authorized the Association to record same as of the date first written above.

MEDINA VILLAS HOMEOWNERS ASSOCIATION

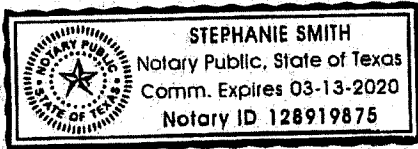
By:   
Name: ABDUS SAMI MOHAMMED  
Its: PRESIDENT

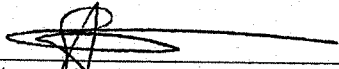
ACKNOWLEDGEMENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned authority, on this day personally appeared ABDUS SAMI M. PRESIDENT of Medina Villas Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 16<sup>th</sup> day of August, 2019.



  
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Notary Public, State of Texas

My Commission Expires: 3/13/20

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Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
08/19/2019 11:33:31 AM  
\$38.00 DFOSTER  
20190819001004090

*Stacey Kemp*