

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

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

THIS SECOND AMENDMENT TO THE MEDINA VILLAS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Second Amendment") is made to be effective as of the 19th day of February, 2021, by Medina Villas Homeowners Association (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, the First Amendment to the Medina Villas Declaration of Covenants, Conditions and Restrictions (the "First Amendment") was recorded on or about August 19, 2019 under Instrument No. 20190819001004090 in the Real Property Records of Collin County, Texas; and

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

WHEREAS, at the annual meeting of the owners held on January 17, 2015, at which a quorum was present, Members having more than sixty-six percent (66%) of the outstanding votes held by Members at the meeting gave their express written consent to the following amendment to the Declaration.

NOW, THEREFORE, the Declaration is amended as follows:

- 1. Article IV, Section 4.18.1 of the Declaration is deleted in its entirety and replaced with the following:**

Every Residential Property must have a perimeter fence. All fences must be maintained in good condition. This includes, but is not limited to, replacement of rotted, missing, broken or warped wooden pickets, repair or replacement of leaning fence sections. No chain link, chicken wire, or lattice type fence construction will be permitted on any lot. No fence, wall or hedge may extend so as to encroach across the recorded front building line or the recorded front building line of an adjacent house, and may never extend beyond the actual front building line. All

fencing shall be made of wood, preferably cedar. Fences shall maintain a height of eight (8) feet. PVC/Vinyl material that looks like will be accepted requiring Medina Villas board approval prior to installation.

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

IN WITNESS WHEREOF, the Association has caused this Second Amendment to be executed by its duly authorized officer this 23 day of February, 2021.

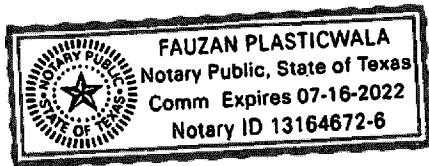
MEDINA VILLAS HOMEOWNERS ASSOCIATION,
a Texas non-profit corporation

By: Qurat Areeus
Its: President, MV HOA

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on by ~~SHALED FARIED~~,
_____ of Medina Villas Homeowners Association, a Texas non-profit corporation, on
behalf of said corporation, on the 23rd day of FEBRUARY, 2021.



[Signature]
Notary Public, State of Texas

My Commission Expires: 7/16/22



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/26/2021 01:28:38 PM
\$30.00 SCAPELA
20210226000383990

[Signature]