



**AMENDMENT TO SUBDIVISION RESRICTIONS-  
HOLLY LAKE RANCH, AIRPARK SECTION**

THE STATE OF TEXAS     §  
                                       §                   KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF WOOD       §

WHEREAS, pursuant to certain Subdivision Restrictions dated April 21, 1972, and recorded in Volume 651, Page 645 of the Real Property Records of Wood County, Texas (hereinafter referred to as the "Restrictions"), certain real property situated in Wood County, Texas, known as the Airpark Section of Holly Lake Ranch, according to the plat thereof filed for record in the Office of the County Clerk of Wood County, Texas, on April 26, 1972, in Volume 5, page 22, of the plat records of the County Clerk, to which plat and the record thereof reference is hereby made for full and particular description of said real property (hereinafter referred to as the "Subdivision"); and

WHEREAS, Section 26(c) of the Restrictions provides that any or all of the restrictions, covenants, and conditions therein contained may be repealed, amended or modified at any time by a vote of a majority of the owners of lots in the Subdivision; and

WHEREAS, a majority of the owners of the lots in the Subdivision have voted to amend the Restrictions in certain respects;

NOW, THEREFORE, in order to implement the amendment of the Restrictions which has been approved by a majority of the owners of lots in the Subdivision, such approval being evidenced by the duly executed Resolution Ballots attached hereto and made a part hereof for all purposes, the following amendment to the Restrictions is hereby adopted and approved:

1. Section 18 of the Restrictions is hereby deleted in its entirety and shall be replaced with the following paragraphs:

18.     **ASSOCIATION MEMBERSHIP.** Upon acceptance of an application for membership in Holly Lake Ranch Association and the simultaneous execution of a sales contract or the acceptance of a Deed, each owner shall become a member of Holly Lake Ranch Association, a corporate enterprise operated by Developer, its successors or assigns, for the purpose of providing the members with clubhouse and private recreation facilities in the area, and to establish and maintain parks, lanes, lakes, and provide for the common benefit of lot owners. Said membership shall be conditioned upon observance of the rules and regulations established by said Association for the benefit and general welfare of its members and for the official operation thereof. Said membership shall also be conditioned upon payment, when due, of such dues, fees, and maintenance charges as the Association shall find necessary for the maintenance of the Association facilities and services, including but not limited to the maintenance of lanes, roads, parks, club house and lakes and any other services and benefits which said Association may provide for the benefit of the lots, Association facilities and members.

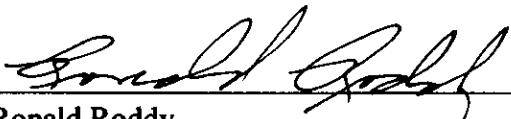
Accordingly, each lot in the Subdivision, from and after the sale thereof by Developer, is hereby subjected to an annual fee and maintenance charge of \$10.00 per month per lot, for the purpose of creating a fund to be known as the "Holly Lake Ranch Maintenance Fund" to be paid by the owner, the same to be secured by the vendor's lien upon said lot, said maintenance charge to be payable monthly in advance as directed by the Developer or the Association, as the case may be. At such time as Developer has transferred the title of 75% of the lots in the Subdivision and future subdivisions of Holly Lake Ranch, or sooner if notice to such effect is given by Developer to the Association, the responsibility for the collection and disbursement of such maintenance fund may be delegated to the Association. The fee and maintenance charge may be increased from year to year up to an increase not to exceed 10% of the maintenance charge for the previous year. The Association may request and levy a special assessment limited in time and

specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote. The Developer may waive, either temporarily or permanently, the fee and maintenance charge against any lot if the owner has purchased another lot within the Subdivision which is subject to such charges. It is understood that the judgment of the Developer (or the Association, as the case may be) in the expenditure of said fund shall be final so long as such judgment is exercised in good faith. By the acceptance and retention of title to any lot, each lot owner, his heirs or assigns (regardless of whether a member of the Association, notwithstanding the requirement of membership in the Association, its successors and assigns, as a condition to the acquisition of title to any lot), agrees the Developer shall have a lien upon the subject lot or tract to secure payment of the aforementioned dues, fees and maintenance charges. Any and all such liens securing said dues, fees and maintenance charges are hereby declared to be expressly subordinate and inferior to any voluntary lien, including any renewal and/or extension thereof, created on any lot in the Subdivision by an owner thereof for the purpose of obtaining a construction or permanent loan or both such loans for the purpose of improving such lot. Said subordination of liens shall continue and be in full force and effect for so long as such construction or permanent loan is outstanding.

2. Except as specifically set forth hereinabove, all terms and conditions of the Restrictions shall remain in full force and effect.

EXECUTED as of the 15th day of October, 2014

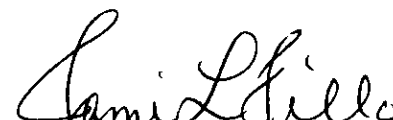
The amendment of the Subdivision Restrictions contained herein has been approved by the owners of a majority of the lots in the Airpark Section, Holly Lake Ranch, as evidenced by the attached Resolution Ballots, such ballots having been duly counted and verified by:

  
 Ronald Roddy  
 Property Owner, Airpark Section

STATE OF TEXAS       §  
                                   §  
 COUNTY OF WOOD     §

This instrument was acknowledged before me on the 15th day of October, 2014, by Ronal Roddy, Airpark Section Property Owner, Holly Lake Ranch, Texas on behalf of the Airpark Section, Holly Lake Ranch, Texas Property Owners.



  
 Notary Public, State of Texas

My Commission Expires:

11-09-2016

Printed or Stamped Name:

JAMI L FILLO

**RESOLUTION BALLOT**

Be it resolved that the Subdivision Restrictions for Air Park Section be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 19 Month 9 Year 2014 Air Park Section Lot/s # 2

Approve Larry M Taylor LARRY G TAYLOR  
Signature Printed

Disapprove \_\_\_\_\_  
Signature Printed

**RESOLUTION BALLOT**

Be it resolved that the Subdivision Restrictions for Air Park Section be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 19 Month 9 Year 2014 Air Park Section Lot/s # 1

Approve Larry M Taylor LARRY G TAYLOR  
Signature Printed

Disapprove \_\_\_\_\_  
Signature Printed

**RESOLUTION BALLOT**

Be it resolved that the Subdivision Restrictions for Air Park Section be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 11 Month 10 Year 2014 Air Park Section Lot/s # 3

Approve Maxine Pollard MAXINE POLLARD  
Signature Printed

Disapprove \_\_\_\_\_  
Signature Printed

**RESOLUTION BALLOT**

Be it resolved that the Subdivision Restrictions for Air Park Section be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 11 Month 10 Year 2014 Air Park Section Lot/s # 4  
 Approve Maxine Pollard MAXINE POLLARD  
 Signature Printed  
 Disapprove \_\_\_\_\_  
 Signature Printed

**RESOLUTION BALLOT**

Be it resolved that the Subdivision Restrictions for Air Park Section be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 22 Month Sept Year 2014 Air Park Section Lot/s # 12 AP  
 Approve Patti Hansen Patti Hansen  
 Signature Printed  
 Disapprove \_\_\_\_\_  
 Signature Printed

**RESOLUTION BALLOT**

Be it resolved that the Subdivision Restrictions for Air Park Section be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 12 Month 9 Year 2014 Air Park Section Lot/s # 5, 6, 7  
 Approve RON REDDI RON REDDI  
 Signature Printed  
 Disapprove \_\_\_\_\_  
 Signature Printed

**RESOLUTION BALLOT**

Be it resolved that the Subdivision Restrictions for Air Park Section be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 19 Month Sept Year 2014 Air Park Section Lot/s # AP10

Approve  WILLIE H. VAWTER  
Signature Printed

Disapprove \_\_\_\_\_  
Signature Printed

**RESOLUTION BALLOT**

Be it resolved that the Subdivision Restrictions for Air Park Section be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 4 Month 10 Year 2014 Air Park Section Lot/s # 11

Approve  GENE HUMPHREY  
Signature Printed

Disapprove \_\_\_\_\_  
Signature Printed

**RESOLUTION BALLOT**

Be it resolved that the Subdivision Restrictions for Air Park Section be amended to provide that the Association may request and levy a special assessment limited in time and specifically for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of a capital improvement to the common areas of the Association, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting, duration of the special assessment, and the specifics of the project. Each lot owned entitles its owner to ONE (1) vote.

Day 7 Month Oct Year 2014 Air Park Section Lot/s # 9

Approve  C. J. MOORE  
Signature Printed

Disapprove \_\_\_\_\_  
Signature Printed

THE STATE OF TEXAS  
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the OPR Records of Wood County, Texas.

2014-00011563 vickys  
10/15/2014 10:08 AM



*Kelley Price*

Kelley Price, County Clerk  
Wood County, Texas

Shonna Mulkey  
151 Rail Fence Knt.  
Holly Lake Ranch,  
Tx. 75765