


MARY LOUISE NICHOLSON
COUNTY CLERK

**FIRST AMENDMENT TO THE FIRST AMENDED RESTATED
AND SUPPLEMENTARY DECLARATION OF COVENANTS,
RESTRICTIONS, AND EASEMENTS FOR MONSERRAT**

The First Amended, Restated and Supplementary Covenants, Restrictions and Easements effective January 19, 2007 and found at instrument number D207022298 in the Deed Records of the Tarrant County Clerk's Office has been amended. This First Amendment to the First Amended, Restated and Supplementary Declaration of Covenants, Restrictions and Easements for Montserrat is made effective as of this 20th day of April 2023 by the Montserrat Homeowners Association Inc., a Texas non-profit corporation organized under the Texas Non-Profit Corporation Act (Montserrat HOA).

BACKGROUND STATEMENT

- A. After timely and proper notice of the subject matter of the proposed amendment and after delivering a copy of the proposed Amendment to each Member of Montserrat HOA, a Special Meeting of the Members of Montserrat HOA was held on April 6, 2023 to consider the proposed amendment.
- B. At the Special Meeting, a resolution adopting the proposed amendment was proposed by the Board of Directors of Montserrat HOA.
- C. After motion and second, the resolution adopting the proposed amendment was put to a vote and approved by a quorum of the Members holding at least seventy-five (75%) of the total votes of Montserrat HOA.

AMENDMENT

The following amendment to Section 5.04 (a) to the First Amended, Restated and Supplementary Declaration of Covenants, Restrictions and Easements for Montserrat was approved:

The first two sentences of section 5.04 (a) are deleted in their entirety and replaced with the following two sentences:

Each Lot (other than lots owned by the Declarant and Garden Lots) shall be subject to an Annual Assessment (the "Annual Assessment") of forty-eight hundred dollars (\$4,800.00).

Garden Lots shall be subject to an Annual Assessment of twenty-four hundred dollars (\$2,400.00).

VERIFICATION

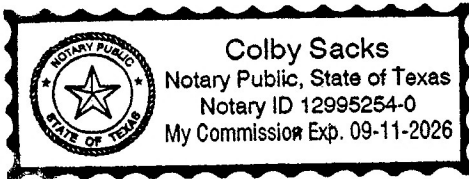
THE STATE OF TEXAS §
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COUNTY OF TARRANT §

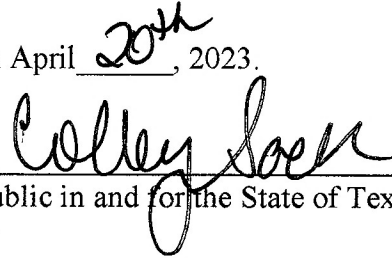
BEFORE ME, the undersigned authority, on this day personally appeared Joseph F. Cleveland, Jr., who upon his oath, did state, swear and affirm that that the agreement of the required parties was lawfully obtained to adopt the above Amendment to the First Amended, Restated and Supplementary Declaration of Covenants, Restrictions and Easements for Monserrat and the foregoing are within his personal knowledge and are true and correct.



Joseph F. Cleveland, Jr., President
Monserrat Homeowners Association

SUBSCRIBED AND SWORN to before me on April 20th, 2023.



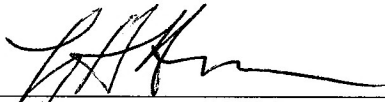


Notary Public in and for the State of Texas

VERIFICATION


THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Larry Hamre, who upon his oath, did state, swear and affirm that that the agreement of the required parties was lawfully obtained to adopt the above Amendment to the First Amended, Restated and Supplementary Declaration of Covenants, Restrictions and Easements for Monserrat and the foregoing are within his personal knowledge and are true and correct.



Larry Hamre, Secretary
Monserrat Homeowners Association

SUBSCRIBED AND SWORN to before me on April 13, 2023.



Notary Public in and for the State of Texas

