

STATE OF TEXAS §

COUNTY OF GALVESTON §

WHEREAS, Spanish Grant Section 1 and 2 are governed by a certain Reservations and Restrictions of Spanish Grant, Sections 1 and 2 filed under Instrument Numbers 55109 and 55110 in the Real Property Records of Galveston County Texas. (the “Declaration”)

WHEREAS, the Declaration allows for amendments to the Declaration if approved by a majority of the Lot Owners referred to in the Declaration.

WHEREAS, the Lot Owners, as defined in the Declaration, of Spanish Grant desire to amend certain provisions of the Declaration.

WHEREAS, the Lot Owners of Spanish Grant conducted a Special Meeting on June 6, 2020 where a vote was taken to amend various provisions of the Declarations and certain amendments were approved.

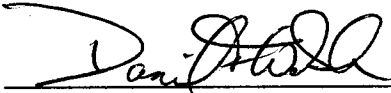
WHEREAS, in accordance with the Declaration the amendments to the Declaration will be effective June 1, 2023.

WHEREAS, Spanish Grant Civic Association Sections 1 and 2, Inc. is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in the recorded Declarations for Sections 1 and 2 of the Community.

NOW THEREFORE BE IT RESOLVED THAT the following amendments to the Declaration are adopted with the percentage of Lot Owners voting for the amendment set out herein:

1. The Annual Maintenance Charge is increased to \$150.00/year per lot from \$75.00/year per lot. Sixty One Percent (61%) of the Lot Owners approved this amendment.
2. Home rentals are restricted to a minimum of 12 months. Sixty Two Percent (62%) of the Lot Owners approved this amendment.
3. A majority of the Lot Owners may approve an amendment to the Declarations with immediate effect. Fifty Seven Percent (57%) of the Lot Owners approved this amendment
4. The ten-year window (“not more than 5 years prior and not less than 3 years prior to the prescribed next date of automatic extension”) for future modifications to the Declarations is removed and changes to the Declaration may be made at any time subject to approval by a majority (51% or more) of the Lot Owners. Fifty Nine Percent (59%) of the Lot Owners approved this amendment.

The undersigned certifies that the amendments found herein were adopted at a duly called Special Meeting of the Spanish Grant Civic Association Sections 1 and 2, Inc. in accordance with the governing documents of the Spanish Grant Civic Association Sections 1 and 2, Inc.



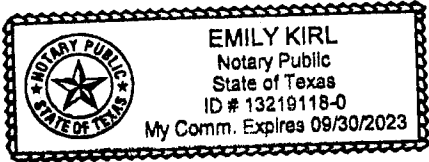
Dan Walsh
Spanish Grant Civic Association Sections 1 and 2,
Inc.'s Interim President

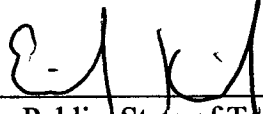
STATE OF TEXAS

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COUNTY OF GALVESTON

This instrument was acknowledged before me on 27th June, 2020 by Dan Walsh.





Notary Public, State of Texas

FILED AND RECORDED

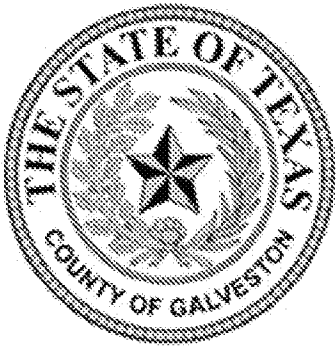
Instrument Number: 2020036967

Recording Fee: 30.00

Number Of Pages:3

Filing and Recording Date: 06/29/2020 3:06PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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