

Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, TX 78540



70 2011 02195648

Instrument Number: 2011-2195648

Recorded On: April 07, 2011

As  
Recording

Parties:

Billable Pages: 5

To

Number of Pages: 6

Comment: AMENDED DECLARATION

**\*\* Examined and Charged as Follows: \*\***

Recording	32.00
Total Recording:	32.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2011-2195648  
Receipt Number: 1188820  
Recorded Date/Time: April 07, 2011 11:37A

**Record and Return To:**

COUNTRY MEADOWS HOME OWNERS ASSOCIATIC  
3102 S MCCOLL PMB D10  
EDINBURG TX 78539-4998

User / Station: C martinez - Cash Station 17



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, TX

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**AMENDED DECLARATION OF RESTRICTIVE COVENANTS  
OF THE  
COUNTRY MEADOWS ESTATES – PHASES I & II SUBDIVISION**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF HILDAGO         §

THIS DECLARATION, made this 28<sup>th</sup> day of March, 2011, by the Owners of a simple majority of the lots in Country Meadows Estates – Phases I & II and the Developer Ware 94, Ltd as a current owner of lots therein, hereinafter referred to as “Declarant”:

WITNESSETH:

WHEREAS, Declarants are the developer and owners of a simple majority of the lots in the certain property in the City of McAllen, County of Hidalgo, State of Texas, known as Country Meadows Estates – Phases I & II Subdivision, which is more particularly described on the plats recorded in Volume 50, Page 14, et al of the Map Records of Hidalgo County, Texas (the “Property”); and

WHEREAS, Country Meadows Estates – Phases I & II Subdivision is subject to certain deed restrictions described on the Declaration of Covenants, Conditions and Restrictions recorded in Volume 6, Page 83045 of the Official Records of Hidalgo County, Texas (“Deed Restrictions”); and

WHEREAS, Declarants, in conformity with its rights set forth in Article IX, Section One of the Deed Restrictions, desire to amend the Deed Restrictions.

NOW THEREFORE, the Declarants hereby declare all of the Properties, shall be held, sold, and conveyed subject to the following restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Properties. These easements, covenants, restrictions and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title or interest in the above described Properties, or any part thereof, their heirs, executors, successors and assigns, and shall inure to the benefit of each Owner hereof. These Amendments shall replace the noted

*Amended Restrictions*

sections of the above referenced Declaration. It is the intent of the Declarants that the Deed Restrictions, as amended herein, shall continue in full force and effect.

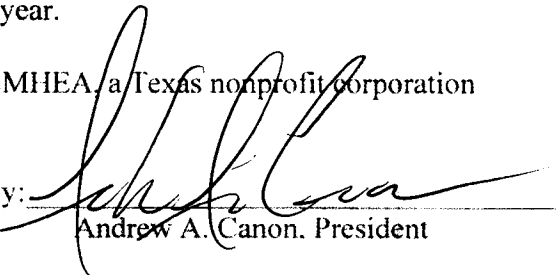
**The first sentence of Article VI Section 4 of the Declaration of Covenants, Conditions and Restrictions of the Country Meadows Estates – Phases I & II Subdivision shall be amended to read as follows:**

**Section 4. Temporary and Other Structures.** Save and except child play structures, pergolas, gazebos and other unenclosed structures which have been approved pursuant to Article IV of this Declaration, no structure of a temporary character, trailer, mobile, modular or prefabricated home, tent, shack, barn, or any other structure or building other than the residence to be built thereon, shall be placed on any Lot, either temporarily or permanently and no residential house, garage or other structure appurtenant thereto, shall be moved upon any Lot from another location.

**The first sentence of Article VII Section 64 of the Declaration of Covenants, Conditions and Restrictions of the Country Meadows Estates – Phases I & II Subdivision shall be amended to read as follows:**

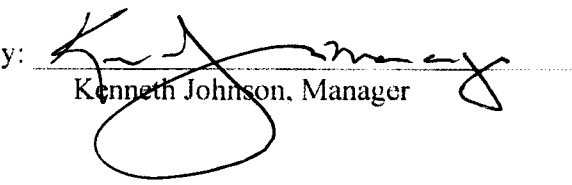
**Section 6 Interest; Remedies of the Association.** Delinquent assessments shall bear interest at the highest lawful interest rate from the date of delinquency until the date payment is received by the Association or it's designee and shall be subject to an administrative fee, beginning for the calendar year 2011, of a maximum of one hundred dollars (\$100.00) per lot assessment unpaid by its due date. The maximum administrative fee may be increased no more than ten percent (10%) during any subsequent year.

CMHEA, a Texas nonprofit corporation

By:   
Andrew A. Canon, President

WARE 94, Ltd

By: Ware 94, LLC, its general partner

By:   
Kenneth Johnson, Manager

Lot Owners

WARE 94. Ltd.

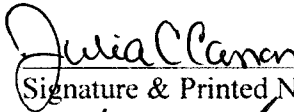
By: Ware 94, LLC, its general partner


By:   
Kenneth Johnson, Manager

as owner of Lots 1, 8, 9, 11, 12, 13, 49, 50


in Phase I and as owner of Lots 57, 58, 59, 63, 64, 65, 66, 67, 70, 71, 72, 73, 77, 83, 84, 85, 86, 87, 88, 92, 93, 94, 95, 96, 98, 99, 103, 104, 105, 110, 113, 115, 116, 118, 119, 120, 121, 125, 126, 131, 132, 133, 134, 135, 136

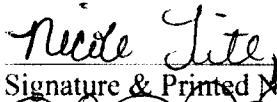
in Phase II.


 Julia Canon Julia Canon 13909 N 39th St, Lot 101  
Signature & Printed Name Address, Lot and Phase Number

 Isidro Madrigal 13908 N 40th St, Lot 112  
Signature & Printed Name Address, Lot and Phase Number


 Diana Trevino Diana Trevino 13910 N 38th Ln Lot # 80  
Signature & Printed Name Address, Lot and Phase Number

 Daniel Duberny 3824 Country meadows drive Lot 68  
Signature & Printed Name Address, Lot and Phase Number

 Nicole Tite Nicole Tite 3820 N. Country Meadows Dr. Lot 69  
Signature & Printed Name Address, Lot and Phase Number

 Elsa 13930 N. 38th Ln Country Meadows Lot 75  
Signature & Printed Name Address, Lot and Phase Number

 Ricardo Corti 13918 N. 38th Ln. Lot 78  
Signature & Printed Name Address, Lot and Phase Number

 Sonia Codina Sonia Codina 13914 N. 38th Ln. Lot 79  
Signature & Printed Name Address, Lot and Phase Number

RF ROMAN G. FLORES LOT 81  
Signature & Printed Name Address, Lot and Phase Number

Tal Brue Tal Brue Lot 13822 N 38<sup>th</sup> Lane  
Signature & Printed Name Address, Lot and Phase Number

~~Alfonso~~ Alfonso Galindo 13819 N. 38<sup>th</sup> Lane  
Signature & Printed Name Address, Lot and Phase Number

Alba E. Garcia Alba E. Garcia 13810 N. 38<sup>th</sup> Ln.  
Signature & Printed Name Address, Lot and Phase Number

Orville Orville Pascilla 13885 N 39<sup>th</sup>  
Signature & Printed Name Address, Lot and Phase Number

Debra Ruiz 3909 County Meadows  
Signature & Printed Name Address, Lot and Phase Number

~~Steve~~ Steve Skow 13813 N. 40<sup>th</sup> St. Lot 22  
Signature & Printed Name Address, Lot and Phase Number

~~Tim~~ Tim Graustein Lot 45  
Signature & Printed Name Address, Lot and Phase Number

~~Tim~~ Tim Graustein Lot 117  
Signature & Printed Name Address, Lot and Phase Number

THE STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day personally appeared Andrew A. Canon and Kenneth Johnson, acting in their capacities stated above and

~~Lee W. Rieniets~~ Lee W. Rieniets / Lot 17 / 13804 N. 41<sup>st</sup> Street  
Norma Sahadi

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and known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28<sup>th</sup> day of March, 2011, by Kenneth Johnson, Manager of Ware 94, LLC General Partner of Ware 94, Ltd



Jessica Garza  
Notary Public In and For the State of Texas