



FIRST AMENDMENT

TO THE DECLARATION OF THE TOWNHOMES AT KATY CROSSING

Declaration: Master Declaration of Covenants, Conditions and Restrictions recorded as Document 2006001238, Official Public Records, Williamson County, Texas

Association: The Townhomes at Katy Crossing Owners Association, Inc.

Pursuant to Declaration Article XI, section 2(b), the following amendments to the Declaration (**Amendments**) were approved in writing by owners of 27 or more of the 40 Lots subject to the Declaration, a margin of approval that exceeds the 67% required by the Declaration.

The Amendments shall be effective immediately upon recording in the Official Public Records of Williamson County, Texas

AMENDMENTS

1. Amend Article I, Section 2, Definitions, to read as follows:

“Association” shall mean and refer to THE TOWNHOMES AT KATY CROSSING OWNERS ASSOCIATION, INC., a nonprofit corporation organized pursuant to the Texas Nonprofit Corporation Act, and its successors and assigns.

2. Amend Article IV, Section 2, Association’s Responsibility for Maintenance of Improved Lots, as follows:

Delete second sentence [“The Association shall further be responsible for painting, repair and replacement of exterior trim and siding, Party Walls, fencing, roofs and foundations, of the houses on Improved Lots”] and replace with “The Association shall further be responsible for fencing”.

3. Amend Article IV, Section 3, Owner’s Responsibility, to add:

“(f) Keeping all improvements on the Owner’s Lot in good condition at all times, including: painting, repair and replacement of exterior trim and siding, Party Walls, roofs, foundations, windows, and driveways”.

ATTESTATION

The undersigned President and Secretary of the Association attest that the foregoing Amendments were adopted by owners of at least 67% of the votes entitled to be cast, as reflected in Exhibit A attached hereto, which is an accurate summary of the voting by Owners on the proposed amendments.

Signed this 25 day of May, 2016.

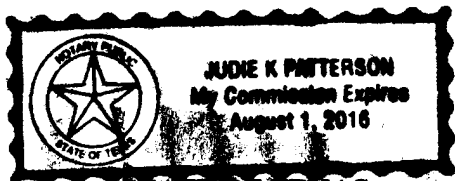
THE TOWNHOMES AT KATY
CROSSING OWNERS ASSOCIATION,
INC.

By: Brenda Meche
Printed name: Brenda Meche
President

By: Darla Bunch
Printed name: Darla Bunch
Secretary

STATE OF TEXAS
COUNTY OF WILLIAMSON

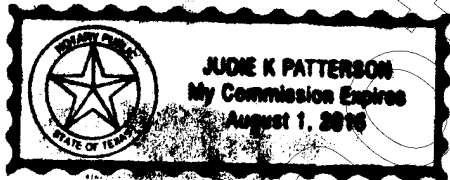
Sworn to and acknowledged before me on the 25th day of June, 2016, by Darla Bunch, President of The Townhomes at Katy Crossing Owners Association, Inc., on behalf of said corporation.



Judie K Patterson
NOTARY PUBLIC FOR TEXAS
(Place stamp in space at left)

STATE OF TEXAS
COUNTY OF WILLIAMSON

Sworn to and acknowledged before me on the 25 day of June, 2016, by Brenda Meche, Secretary of The Townhomes at Katy Crossing Owners Association, Inc., on behalf of said corporation.



Judie Patterson
NOTARY PUBLIC FOR TEXAS
(Place stamp in space at left)

AFTER RECORDING RETURN TO:
Arnold and Associates, PC
406 Sterzing St.
Austin, Texas 78704

Exhibit A

	OWNER'S NAME	ADDRESS	Ballot received	# 1-Yes	#1-No	#2-Yes	#2-No	#3-Yes	#3-No
1	Sedlor, Robert	1035 Janae Court	1	1		1		1	
2	Austin Home Mortgage	1039 Janae Court	0	0	0	0	0	0	
3	Brace, Rod & Diana	1015 Janae Court	1	1		1		1	
4	Brace, Rod & Diana	1011 Janae Court	1	1		1		1	
5	Brayton, John & Helen	1036 Janae Court	1		1		1	1	
6	Bunch, Darla	1040 Janae Court	1	1		1		1	
7	Meche, Brenda	1003 Janae Court	1	1		1		1	
8	Deibert, Anita	1014 Janae Court	1	1			1		1
9	Echelberger, Michael	1010 Janae Court	1	1		1		1	
10	Froelich, John & Susan	1018 Janae Court	1	1		1		1	
11	Heath, Carol J.	1023 Janae Court	1	1		1		1	
12	Kelly, John & Teresa	1019 Janae Court	1	1		0	1	0	1
13	Marx, Bruce	1031 Janae Court	1	1			1		1
14	Shelsy, Mike & Christy	1002 Janae Court	1	1		1		1	
15	Moore, James & Joyce	1022 Janae Court	1	1			1		1
16	Brock, Kim	1006 Janae Court	1	1		1		1	
17	Rokovich, Steve	1026 Janae Court	1	1		1		1	
18	Sedlor, Robert	1030 Janae Court	1	1		1		1	
19	Sedlor, Robert	1027 Janae Court	1	1		1		1	
20	Whittenton, Staci K.	1007 Janae Court	1	1		1		1	
21	Bross, Dena	1003 Kajon Cove	1	1		1		1	
22	Brown, Jerry & Angie	1006 Kajon Cove	1	1		0	1	1	
23	Brown, Michelle	1030 Kajon Cove	1	1		1		1	
24	Burgman, Rebecca	1038 Kajon Cove	1	1			1		1
25	Carle, Judy	1027 Kajon Cove	1	1		1		1	
26	Corbett, Jason	1023 Kajon Cove	1	1		1		1	
27	Harris, Danielle	1014 Kajon Cove	1	1			1		1
28	Froelich, John & Susan	1018 Kajon Cove	1	1		1		1	
29	Gamble, Dale	1034 Kajon Cove	1	1			1	1	
30	Ater, Stephen & Al Knight	1031 Kajon Cove	1	1		1		1	
31	Hibbard, Orio & Gloria	1007 Kajon Cove	1	1		1		1	
32	Huang, Cai Xiang	1011 Kajon Cove	0	0	0	0	0	0	0
33	Johnson, Erian & John	1019 Kajon Cove	0	0	0	0	0	0	0
34	Liu, Maggie	1035 Kajon Cove	1	1	0	1	0	1	0
35	Liu, Maggie	1044 Kajon Cove	1	1	0	1	0	1	0
36	Marx, Bruce	1010 Kajon Cove	1	1			1		1
37	Omodt, Karen	1002 Kajon Cove	1	1		1		1	
38	Owens, Sharon	1022 Kajon Cove	1	1		1		1	
39	Qiu, Qi	1015 Kajon Cove	1		1	1		1	
40	Riley, Charlotte	1026 Kajon Cove	1	1		1		1	
	Total		37	35	2	27	10	30	7
	Total needed to pass-27			passed		passed		passed	

<p>Notes: After Learning that some homeowners did not receive ballots the following owners were resent ballots and also contacted by phone. The letter stated we would contact homeowners if we did not receive ballot, we want to make sure every homeowner has received information and had a chance to vote.</p>	1039 Janae Ct	Still No Response
	1019 Janae Ct	received
	1011 Kajon Cove	Still No Response
	1019 Kajon Cove	Still No Response
	1035 Kajon Cove	received
	1044 Kajon Cove	received

① DARLA Bunch
1040 JANAE Court
Georgetown TX 78626

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016045599



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas
May 27, 2016 02:18 PM
FEE: \$29.00 LMUELLER

Unofficial Document