

**AMENDMENT TO THE TERLINGUA RANCH
MAINTENANCE AGREEMENT**

055153

THE STATE OF TEXAS }

COUNTY OF BREWSTER }

PROPERTY OWNERS ASSOCIATION OF TERLINGUA RANCH, INC., A TEXAS NON-PROFIT corporation, hereby amends that certain agreement entitled "Terlingua Ranch Maintenance Association" (described herein as the "Agreement") filed of record beginning at Volume 173, Page 213, of the Deed Records of Brewster County, Texas, to amend Section I and Paragraph X of the Agreement as follows:

Section I, remove the sentences which read:

"but such maintenance charge shall not apply to Developer as owner or holder of title to any portion of the Subject Property."

and

"Developer reserves the right and is hereby granted the right at all times to exempt any tract from payment of the maintenance charge, and such decision shall be binding upon and conclusive upon all persons in interest."

Paragraph X amended to read in its entirety as follows:

"X. At any time, a majority of the Members in Good Standing of the Property Owners Association of Terlingua Ranch, Inc., a Texas nonprofit corporation (the "Association") whose property on Terlingua Ranch is covered by this agreement, may amend this agreement in an election by mail, which must be duly called by the Board of Directors of the Association. The deadline for submitting ballots in a election by mail shall not be less than 45 days from the time the ballots are mailed to the members. After such vote, such amendment shall be effective upon the filing by a duly authorized officer of the Association of the sworn instrument containing such amendment in the office of the County Clerk of Brewster County, Texas, except that prior to the expiration of twenty years from November 1, 1970, no such amendment attempting to require the payment by Developer of any maintenance fee, charge or dues shall be binding upon Developer unless such amendment shall be joined by Developer."

These Amendments were approved by the Property Owners, in accordance with paragraph X of the Agreement, at an annual meeting of the Members of the Association, at which a quorum was present, on January 30, 1999.

DATED AND EFFECTIVE March 24, 1999

PROPERTY OWNERS ASSOCIATION OF TERLINGUA RANCH, INC.

Gerald L. Raun
Gerald Raun, President

THE STATE OF TEXAS }

COUNTY OF BREWSTER }

BEFORE ME, the undersigned authority, on this day personally appeared Gerald Raun, known to me to be the person whose name is subscribed to the foregoing instrument as President of PROPERTY OWNERS ASSOCIATION OF TERLINGUA RANCH, INC., a non-profit corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of MARCH, 1999.



Lori Franco

FILED FOR RECORD

AT 1:45 O'CLOCK P M
ON THE 24 DAY OF March
A.D., 1999

**STATE OF TEXAS
COUNTY OF BREWSTER**

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Brewster County, Texas.

Berta R. Martinez

COUNTY CLERK, BREWSTER CO., TEXAS



Berta R. Martinez

County Clerk, Brewster County, Texas

Esther U. Alvarado
DIANE C. MACIAS CHIEF DEPUTY
ESTHER U. ALVARADO DEPUTY
SUSANA M. GONZALES DEPUTY

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