

AMENDMENT TO THE TERLINGUA RANCH
MAINTENANCE ASSOCIATION

THE STATE OF TEXAS I

13972

COUNTY OF BREWSTER I

PROPERTY OWNERS ASSOCIATION OF TERLINGUA RANCH, INC., A TEXAS
NON-PROFIT corporation, hereby amends that certain agreement en-
titled "Terlingua Ranch Maintenance Association" (described herein
as the "Agreement") filed of record beginning at Volume 173, Page
213, of the Deed of Records of Brewster County, Texas, to amend Para-
graph I of the Agreement to read in its entirety as amended as
follows:

- " I. Effective January 1, 1980, a monthly maintenance charge of \$2.50
per month plus 4 cents per whole acre, per month, is hereby im-
posed upon each Tract within the Subject Property. In the event
that any individual, partnership, firm or corporation owns or is
purchasing more than one (1) Tract within the Subject Property
then, in that event, said Tracts in excess of one (1) shall be
exempt from said \$2.50 per month charge. However, no Tract, or
portion thereof, shall be exempt from said 4 cents per whole
acre per month charge. In the event that any Tract is subdivided,
then that Tract and each subdivided portion thereof shall be sub-
ject to a monthly maintenance charge of \$2.50 per month plus 4
cents per whole acre per month. Each maintenance fee shall be
computed monthly and paid by each Tract owner to the Custodian
and Administrator of the Maintenance Fund. The maintenance
charge shall apply to all Tract owners who have received a deed
from Developer or who are purchasing a Tract on contract for deed
from Developer but such maintenance charge shall not apply to
Developer as owner or holder of title to any portion of the Sub-
ject Property. Any transfer of title to any portion of the Sub-
ject Property by Developer to any person, firm or corporation
succeeding it as Developer shall not cause the maintenance charge
to attach to the property so transferred."

The Amendment was approved by the Property Owners, in accordance with paragraph
X of the agreement, at a general meeting on October 27, 1979.

DATED AND EFFECTIVE JANUARY 1, 1980.

PROPERTY OWNERS ASSOCIATION OF TERLINGUA RANCH, INC.

Michael R. North

Michael R. North, Secretary

FILED FOR RECORD THE 2 day of January A.D., 1980 at 2:00 O'clock P.M.
RECORDED THE 8 day of Jan. A.D., 1980 at 8:30 O'clock A.M.

BY Betty Leter Deputy

HELEN CRONE, County Clerk
Brewster County, Texas

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