

***** Electronically Recorded Document *****

Cameron County

Sylvia Garza-Perez
Cameron County Clerk
Brownsville, Texas

Document Number: 2018-9623

Recorded As : ELECTRONIC RECORDING

Recorded On: March 19, 2018
Recorded At: 11:48:46 am
Number of Pages: 4
Book-VI/Pg: Bk-OR VI-23277 Pg-272
Recording Fee: \$44.00

Parties:

Direct- COSTANZA CHARLES
Indirect- PUBLIC

Receipt Number: 854661
Processed By: Jesse Gonzalez

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Official Public Records in Cameron County, Texas.

A handwritten signature in cursive script, appearing to read "Sylvia Garza-Perez", is written in black ink.

**AFFIDAVIT AND CERTIFICATION OF REVISIONS
OF SECTION 7.2 BUILDING STANDARDS FOR
THE VILLAS OF SOUTH PADRE OWNERS ASSOCIATION, INC.**

Date: March 19th, 2018

President of HOA: Charles Costanza

Document Amended: The Villas of South Padre Island Fourth Restated and Amended Declaration of Covenants, Conditions, Restrictions, and Easements dated December 1, 2004 files in the Official Records of Cameron County, Texas, in Volume 10952, Page 193.

Amendment Date: March 19, 2018.

Section Amended: See the attached Exhibit A.

Property: Lots Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 25, 26, 32, 39, 40, 33A, 33B, 34A, 34B, 35A, 35B, 42A, 42B, 43A, 44A, 44B, 45A, and 45B, Block Number Three (3), THE VILLAS OF SOUTH PADRE, a Subdivision in the Town of South Padre Island, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet I, Page 1594-B and Amended in Cabinet I, 1697-A, Map Records of Cameron County, Texas.

Lots Numbers 11, 13, 14, 15, 17, 19, 20, 21, 23, 24, 27A, 27B, 28A, 28B, 30A, 30B, 31, 41, 42, 43 and 44, Block Number Three (3), THE VILLAS OF SOUTH Padre, a Subdivision in the Town of South Padre Island, Cameron County, Texas, according to its Map or Plat thereof recorded in Cabinet I, Pages 1886A & B, Map Records of Cameron County, Texas.

Certification: I hereby certify that as President of The Villas of South Padre Owners Association, Inc., the attached Revisions to The Villas of South Padre Owners Association, Inc., Section 7.2 Building Standards was approved at a meeting of the Board of Directors at which a quorum was present in accordance with the Covenants, Conditions and Restrictions described above.

THE VILLAS OF SOUTH PADRE
OWNERS ASSOCIATION, INC.

By: 

Charles Costanza
President

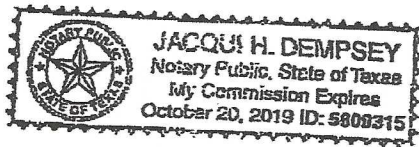
Section 7.2 Building Standards. Each Dwelling Unit on a Lot shall contain (i) no less than 2,000 square feet of air conditioned area, exclusive of all porches, garages, decks, balconies, or breeze ways attached to the main dwelling, and (ii) no more than two (2) stories; provided, that with respect to Lots 21, 23, 28A, 28B, 30A, 30B, 31, 32, 33A, 33B, 34A, 34B, 35A, 35B, 42, 42A, 42B, 43, 43A, 43B, 44, 44A, 44B, 45A, and 45B, each Dwelling Unit shall contain (a) no less than 1,500 square feet of air conditioned area, exclusive of porches, garages, decks, balconies, or breeze ways attached to the main dwelling, and (b) no more than three (3) stories; and , provided also, that with respect to Lots 13, 21, 23, 31, 32, 42, 43 and 44, each Dwelling Unit shall contain not less than three (3) stories, so long as the ARC has determined, in its reasonable discretion, that the construction of any such three (3) story Dwelling Unit will not interfere with any views from any other adjacent Dwelling Unit. Notwithstanding the foregoing, and with respect to Lot 11, and for the benefit of Lot 13, any Dwelling Unit(s) constructed on Lot 11, so long as constructed at least thirty-five (35) feet from the boundary line between Lot 11 and Lot 13, may contain up to an aggregate of 5,600 square feet of air conditioned area, exclusive of all porches, garages, decks, balconies, or breeze ways attached to such Dwelling Unit(s), but may be no more than two (2) stories; provided, and so long as such Dwelling Unit(s) is constructed at least thirty-five (35) feet from such boundary line, there may also be constructed within such thirty-five (35) foot "set-back" area a detached garage with guest/ living quarters containing no more than 1,500 square feet and no more than two (2) stories (so long as such detached garage with guest/living quarters is at least fifteen (15) feet from the boundary line between Lots 11 and 13).

THE STATE OF TEXAS

COUNTY OF CAMERON

BEFORE ME, on this day personally appeared Charles Costanza, the President of The Villas of South Padre Owners Association, Inc., known to me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity herein state, and as the act and deed of said corporation.

Given under my hand and seal this the 19 day of March, 2018.



Jacqui H. Dempsey
NOTARY PUBLIC, STATE OF TEXAS