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CORRECTION AND AMENDMENT TO DECLARATION
OF PROTECTIVE COVENANTS FOR
THE DOMINION COTTAGE ESTATES

WHEREAS, WALTER K. MYERS, INC., a Texas corporation, as Declarant, did enter into and execute that one certain Declaration of Protective Covenants for The Dominion Cottage Estates recorded in Volume 1436, Page 1033, et seq., and corrected by Correction to Declaration of Protective Covenants for The Dominion Cottage Estates recorded in Volume 4397, Page 1416, and further corrected by Correction and Amendment to Declaration of Protective Covenants for The Dominion Cottage Estates, recorded in Volume 4414, Page 77A, all of the Official Public Records of Real Property of Bexar County, Texas (collectively referred to herein as the "Declaration"); and

WHEREAS, by Substitute Trustee's Deed dated November 1, 1928, recorded in Volume 4414, Page 77A, Official Public Records of Real Property of Bexar County, Texas, SAN ANTONIO CREDIT UNION ("SACU") became the owner of all lots in the Dominion Cottage Estates then owned by Walter K. Myers, Inc. and San Antonio Credit Union is now the owner of legal title to in excess of 70% of the lots located within the subdivision (as defined in the Declaration) covered by the Declaration; and

WHEREAS, SACU has discovered certain ambiguities in the Declaration and now desires to amend the Declaration to clarify such ambiguities;

NOW, THEREFORE, this Correction and Amendment to Declaration of Protective Covenants for The Dominion Cottage Estates is entered into by SACU to make the following changes in the Declaration:

1. In Article V, Section 3, in line 4 after the word "lot" and before the comma, the words "per month" are inserted.
2. In Article XV, Section 3 is hereby deleted in its entirety and the following Sections 3 and 4 are inserted in lieu thereof:

~~Section 3. Residence Maintenance. Each Owner agrees to paint the wood surfaces of the exterior of his residence as often as needed but in no event less often than once every three years. Each Owner, in addition, is responsible to repair and replace any broken or cracked windows, doors or other damage to exterior surfaces of his residence.~~

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Section 4: Reservations of Rights for the Association. Each Owner by acceptance of the Deed to the Owner's lot is deemed to grant to the Association the right to perform the following in the event of a default on the part of the Owner or occupant of a lot in observing the maintenance requirements of Sections 1 and 7 above:

a. Maintain the lawns, trees, shrubs, and plants located in the front, side and rear yards of each lot (which includes all areas visible from the street on the corner lots) and the fenced closed yards. If the Owner or occupant neglects the upkeep and care of the fenced area, the right is also reserved to the Association to enter such fenced area and correct the deficiency. Such maintenance shall include but not be limited to cutting, edging, mowing, fertilizing, watering and replacing of any dead or deceased plants.

b. Each lot with a residence is required to be equipped with an underground sprinkler system with automatic timing. The timing shall be enclosed in a sealed case. The Association shall have the right to set the timer for periodic watering should the Owner or occupant of the lot fail to water.

c. Contract for painting and such other services necessary to maintain the exterior of a residence.

The Association shall have the right to contract for such maintenance as it, in its sole discretion, deems appropriate and bill the Owner of the lot for the cost of any of the foregoing maintenance. All fees and expenses incurred by the Association under this Article XV shall be deemed an assessment against the lot for which the fees and expenses were incurred and shall be secured by a lien against such lot, enforceable in accordance with Section 8 of Article V.

All the Assignee of the Declarant rights under the Declaration by Assignment of Declarant Rights dated November 1, 1988, recorded in Volume 4424, Page 242, Official Public Records of Bexar County, Texas, SACU hereby specifically waives the requirement of the written approval of the Dominion Group,

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and the Declarant to the joinder of this Declaration.

EXECUTED this 7th day of December, 1988.

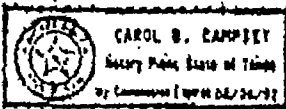
EAM ANTONIO CREDIT UNION

By: [Signature]
Otis L. Parchman, Jr.
President

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 7th day of December, 1988, by Otis L. Parchman, Jr. President and Chief Executive Officer of EAM ANTONIO CREDIT UNION, a Texas credit union, on behalf of said credit union.



Carol S. Campsey
Notary Public, State of Texas
Notary's Printed Name:
My Commission Expires:

[Signature]

NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 06/24/91

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NOTARY PUBLIC STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 06/24/91

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