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Rebecca Guerrero, County Clerk
Travis County, Texas

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STATE OF TEXAS §
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COUNTY OF TRAVIS §

**AMENDMENT TO DECLARATION
OF
NORTH PARK PATIO HOMES OWNERS ASSOCIATION, INC.**

Document reference. Reference is hereby made to that certain Enabling Declaration for Establishment of a Condominium for North Park Patio Homes, filed at Volume 9305, Page 725 of the Real Property Records of Travis County, Texas, and the correction and amendments filed at Volume 9311, Page 668 and Volume 10515, Page 594 in the Real Property Records and as Document Nos. 2000185990 and 2007148159 of the Official Public Records, all of Travis County, Texas, (cumulatively, together with all annexation documents, subsequent amendments, and corrections, the “Declaration”).

WHEREAS the Declaration provides that persons owning lots subject to the Declaration (the “Owners”) are automatically made members of North Park Patio Homes Owners Association, Inc.;

WHEREAS pursuant to Texas Property Code Section 82.067 and Paragraph VII(M) of the Declaration, the Declaration may be amended by the holders of at least 67 percent of the ownership interests in the condominium; and

WHEREAS the undersigned officer certifies that the amendment contained herein received the requisite consent and approval on May 31, 2022;

THEREFORE the Declaration has been, and by these presents is, amended as provided below.

1. Paragraph XII(B) is AMENDED to read as follows:

Each condominium unit owner, at such owner’s sole cost and expense, shall be required to maintain property insurance covering his or her condominium unit, providing as a minimum fire or other disaster coverage and all other coverage in the kinds and amounts commonly required by private institutional mortgage investors for projects similar in construction, location and use on a replacement cost basis in an amount not less than one hundred percent of the insurable value (based on replacement costs) of the condominium unit. The owner of a condominium unit shall provide evidence of such insurance to the Board of Governors upon request.

The Association shall maintain property insurance on the insurable common elements insuring against all risks of direct physical loss commonly insured against, including fire and extended coverage, in a total amount of at least 80 percent of the replacement cost or actual cash value of the insured property as of the effective date and at each renewal date of the policy.

2. Paragraph XII(L) is AMENDED to read as follows:

As soon as possible after the occurrence of a casualty which causes damage to any part of the Project for which the Council of Co-Owners has insurance coverage (hereinafter referred to as the “Casualty”), the Council of Co-Owners shall obtain reliable and detailed cost estimates of the cost of restoring all damage caused by the Casualty to the Common Elements. If insurance proceeds are not sufficient to cover the estimated costs, then a Special Assessment or Assessments shall be made against the owners by the Council of Co-Owners as provided in

Section (M) below. If insurance proceeds are in excess of the amount needed to cover such estimated costs, the surplus shall be retained by the Council of Co-Owners to be used to defray Common Expenses.

3. Paragraph XII(N) is AMENDED to read as follows:

Each condominium unit owner, at such owner's sole cost and expense, shall be required to maintain personal and general liability insurance against claims of personal injury, death, or property damage suffered by the public or any other condominium unit owner or any family members, agents, employees, or invitees of any other condominium unit owner, or any agent, employee, officer, director, or contractor of the Association, occurring, in, on, or about said owner's condominium unit, in such amounts the Board of Governors shall deem desirable. The owner of a condominium unit shall provide evidence of such insurance to the Board of Governors upon request.

4. Paragraph XIII is AMENDED to read as follows:

In case of fire or other disaster or damage to or destruction of any property subject to this Declaration, the insurance proceeds shall be applied or disbursed, and the repair, reconstruction, or disposition of such property and the obligations of the condominium unit owners shall be as provided for by Chapter 82 of the Texas Property Code.

Subject solely to the amendments contained herein, the Declaration remains in full force and effect.

North Park Patio Homes Owners Association, Inc.
Acting by and through its Board of Directors
Filed of record in accordance with Texas Property Code Ch. 202 by
Niemann & Heyer LLP, attorneys and authorized agents

By: Connie N. Heyer
Connie N. Heyer

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on the 7th day of June, 2022
by Connie N. Heyer, in the capacity stated above.

Elizabeth A. Escamilla
Notary Public in and for the State of Texas
ELIZABETH A. ESCAMILLA
Notary Public State of Texas
Commission # 128403940
Commission Expires October 8, 2022

After recording, please return to:
Niemann & Heyer, L.L.P.
1122 Colorado St., Suite 313
Austin, Texas 78701