

**AMENDMENTS TO THIRD AMENDED
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS
LOS CERRITOS UNIT II, REPLAT "A"**

STATE OF TEXAS)
)
COUNTY OF EL PASO)

THESE AMENDEMENTS TO THE THIRD AMENDED DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR LOS CERRITOS UNIT II, REPLAT "A", are made on the date hereinafter set forth by Los Cerritos Unit II Homeowner's Association, Inc. hereinafter referred to as "Association."

WITNESSETH:

WHEREAS a Third Amended Declarations of Covenants, Conditions, Restrictions, and Easements, for Los Cerritos Unit II, Replat "A is on file in Book 4593, Page 0899 of the Real Property Records of El Paso County, Texas; which was subsequently amended on April 13, 2004; and

WHEREAS Association as permitted by Section 15.2, and a vote of 70 % its members as required by said Section, desires to make additional Amendments to the Third Amended Covenants to add language allowing the Association to impose a fees of \$1,200 on the purchaser of any lot, and to allow the Association to invade the corpus for certain purposes;

NOW THEREFORE, the Association hereby amends the covenants as follows:

Section 6.2 is amended to read as follows:

6.2 Initial Assessments. At the closing of a sale of Lots 1 through 95 to an Owner who will the first user (Owner Occupant), each such Lot Owner shall at the time of closing such Owner's Lot pay \$1,200.00 to the Association as an Initial Assessment. Each Initial Assessment shall be placed in a separate account of the Association and invested in Certificates of Deposit, Money Market funds, U.S. Government securities or similar investments. The income earned on the corpus of the Initial Assessments shall be used to pay operating expenses for the Association as provided in these Declarations and to offset Annual Common Assessments as provided in Section 6.3 of these Declarations. The corpus, with 2/3 of the Board of Directors approval, can be invaded to cover costs incurred by the Association due to disasters that exceed our building insured coverage, capitol replacement projects not covered by insurance (for example life cycle replacements like the replacement of the gate house roof), and for the reoccurring costs to maintain and reseal the common area roads. Any other invasion of the corpus requires approval of two-thirds (2/3) of the homeowners.

Section 6.2 is further amended by adding a Section 6.2 (a) which reads as follows:

6.2 (a) **Supplemental Assessments.** On or after the effective date of these amendments,, the *purchaser* of any home shall pay the Los Cerritos Homeowner’s Association at closing an assessment in the amount of \$1,200.00, which means this Supplemental Assessment imposes *no cost* to the homeowner. The Supplemental Assessment will be placed in the operating account which can be used for maintenance and improvements to the common areas of the Los Cerritos neighborhood.

Effective date of Amendments

These amendments will become effective on the date they are signed by the President of the Association.

IN WITNESS WHEREOF, the undersigned being the President of the Los Cerritos Unit II Homeowner’s Association, Inc. has signed these Amendments to The Third Amended Declaration of Covenants, Conditions, Restrictions and Easements for Los Cerritos Unit II, Replat “A”, on this 7th day of July, 2020.

**LOS CERRITOS UNIT II
HOMEOWNER’S ASSOCIATION, Inc.**

BY Carl Pataky
Carl Pataky, President

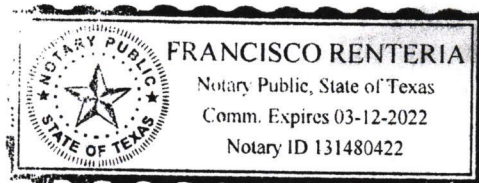
STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this date by Carl Pataky, President of Los Cerritos Unit II Homeowners Association, Inc.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th day of July 2020,

Francisco Renteria
Notary Public in and for the
State of Texas

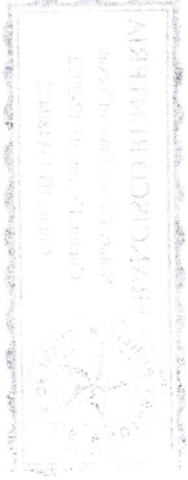
After recording return to:
Carl Pataky
1525 Via Appia St.
El Paso, TX 79912



FILED FOR RECORD
PROPERTY OFFICE

2020 JUL -3 PM 2:46

Delia Briones
COUNTY CLERK
EL PASO COUNTY TEXAS



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7/20/2020 12:18:27 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$30.00

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Recording Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones

2020 JUL 3 PM 2:46