

**Doc-3613674**

Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, Texas 78540

**Document No: 3613674**

**Billable Pages: 3**

**Recorded On: January 14, 2025 04:22 PM**

**Number of Pages: 4**

**CERTIFICATE**

**\*\*\*\*\*Examined and Charged as Follows\*\*\*\*\***

Total Recording: \$ 43.00

**\*\*\*\*\*THIS PAGE IS PART OF THE DOCUMENT\*\*\*\*\***

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document No: 3613674  
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Station: CH-1-CC-K35

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STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

**CERTIFICATION OF AMENDMENT OF DEED RESTRICTIONS FOR  
LLANO GRANDE GOLF COURSE ROAD SUBDIVISION AND APPROVAL OF  
FORMATION OF PROPERTY OWNERS' ASSOCIATION UNDER CHAPTER 209**

STATE OF TEXAS  
COUNTY OF HIDALGO

The undersigned, authorized board member of Llano Grande Golf Course Road Subdivision Property Owners' Association, hereby certifies the following:

Whereas the Deed Restrictions for Llano Grande Golf Course Road Subdivision were filed February 23, 2006, under Document Number 2006-1582593, Official Records, Hidalgo County, Texas and amended thereafter at Document No. 1979176 (recorded Mar. 12, 2009), Document No. 2087335 (recorded Mar. 15, 2010) and Document No. 3085079 (recorded Jan. 31, 2020) (collectively, "Deed Restrictions"); and

Whereas the Lot Owners preferred to be self-governed and desired to form their own non-profit Association pursuant to Texas Property Code Chapter 209, and further desired to amend certain portions of the Deed Restrictions to benefit members of the Llano Grande Golf Course Road Subdivision ("subdivision") and the subdivision as a whole; and

Whereas to amend the Deed Restrictions, section 4.03 provides that they may be amended "by an instrument signed by not less than 90% of the Lot Owners"; and

Whereas, on or about December 15, 2024, more than ninety (90%) percent approved the formation of the non-profit corporation as set forth in the certificate of formation filed with the state of Texas, entitled Llano Grande Golf Course Road Subdivision Property Owners' Association, and further approved the following amendments to the Deed Restrictions:

**Amendment #1**

Section 1.05 is hereby amended and replaced entirely as follows:

**1.05** A subdivision association ("Subdivision Association") shall be formed for the subdivision as a Texas nonprofit corporation by the filing of a certificate of formation that has been approved as to form and content by the affirmative vote of Owners representing ninety percent (90%) or more of the Lots, with each Lot allocated one vote. Once formed, the Subdivision Association will: (i) act as the designated representative of the Owners in the subdivision; (ii) enforce the deed restrictions applicable to the subdivision; and (iii) manage and regulate the subdivision and any real property in the subdivision owned by the Subdivision Association. The initial board of directors will prepare and present to the Owners, within 20 days after the Subdivision Association is formed or no later than January 15, 2025, proposed bylaws for the Subdivision Association. Every Owner is a member of the Subdivision Association, and membership is appurtenant to and may not be separated from an Owner's ownership of a Lot. To carry out its purposes, the Owners agree that the Subdivision Association has the rights, powers and obligations: (a) of a property owners association under Chapter 209 of the Texas Property Code, known as the Texas Residential Property Owner's Protection Act (the "Act"), including the power to levy and collect assessments; (b) authorized in the

deed restrictions applicable to the subdivision; (c) authorized in the Subdivision Association's certificate of formation, bylaws and other dedicatory instruments; and d) of a nonprofit corporation under the Texas Business Organizations Code. Assessments are the obligation of the Owners, and the existing Owners hereby grant a lien and power of sale on their respective Lots in favor of the Subdivision Association to secure the payment of assessments. All future Owners, by the acceptance of a deed to a Lot, grant a lien and power of sale on their Lot in favor of the Subdivision Association to secure the payment of assessments. The continuing lien and power of sale in favor of the Subdivision Association, however, is subordinate to any lien granted by an Owner against a Lot not prohibited by the Texas Constitution. The foreclosure of a superior lien extinguishes the Subdivision Association's lien as to assessments due before the foreclosure.

**Amendment #2**

Section 4.03 of the Deed Restrictions is hereby amended and replaced entirely as follows:

4.03 The covenants, conditions and restrictions of these deed restrictions shall run with the land and bind the land and shall insure to the benefit of and be enforceable by the Subdivision Association and any Owner, and their respective legal representatives, heirs, successors, and assigns. The deed restrictions may be amended by the affirmative vote of Owners representing sixty-seven (67%) percent or more of the Lots, with each Lot allocated one vote.

**Amendment #3**

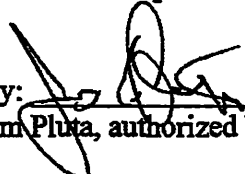
Sections 3.02, 3.07, and 3.11 are amended entirely to revert to the original language as set forth in the Deed Restrictions at Document Number 2006-1582593.

**Amendment #4**

Section 2.01 of the Deed Restrictions is hereby amended by replacing the reference to "Developer" in that section of the Deed Restrictions with a reference to "Subdivision Association."

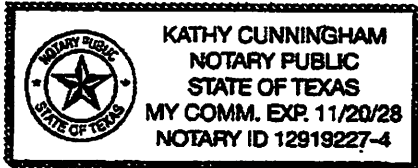
SIGNED this 8 day of January 2025.

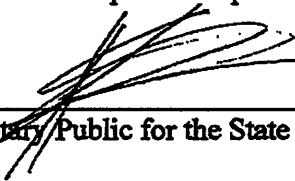
**Llano Grande Golf Course Road Subdivision Property Owners' Association  
A Texas non-profit Corporation,**

By:   
Jim Pluta, authorized board member

STATE OF TEXAS  
COUNTY OF CAMERON

SWORN TO AND SUBSCRIBED before me, on the 8 day of January, 2025,  
by the said Jim Pluta, authorized board member, on behalf of Llano Grande Golf Course Road  
Subdivision Property Owners' Association, a Texas non-profit Corporation.



  
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Notary Public for the State of Texas