

**FOURTH AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR OAKLAND HEIGHTS**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, Oakland Heights Owners Association, Inc. (hereinafter the "Association") was organized pursuant to the Declaration of Covenants, Conditions and Restrictions for Oakland Heights, executed on September 9, 1994, recorded in Volume 6202, Page 0036, Official Public Records of Real Property of Bexar County, Texas (hereinafter "the Declaration"), and formed as a Texas non-profit corporation pursuant to the Articles of Incorporation of Oakland Heights Owners Association, Inc. executed September 21, 1994; and,

WHEREAS, the Declaration imposes certain covenants, conditions and restrictions upon Oakland Heights Subdivision Unit I, being real property described in the map or plat recorded in Volume 9530, Page 33, Plat Records of Bexar County, Texas, and any additional property that is annexed thereto; and,

WHEREAS, pursuant to Article 6, Section 6.2.2 of the Declaration, the Declaration may be amended and/or changed upon the approval of Members having at least sixty-six and two-thirds percent (66-2/3%) of the total number of votes entitled to be cast pursuant to Section 4.3 of the Declaration; and,

WHEREAS, the Members have determined that it is in the best interest of the Association to adopt a fee to be paid each time a Lot is conveyed, in order to ensure the Association has adequate financial reserves; and,

WHEREAS, the percentage of Members of the Association required to vote in favor of adopting an amendment has approved an amendment to the Declaration, the text of which is set forth below;

NOW, THEREFORE, be it, and it is hereby, officially decreed that Article 5 of the Declaration is amended to adopt a new section, numbered as 5.4.5, to read in its entirety as follows:

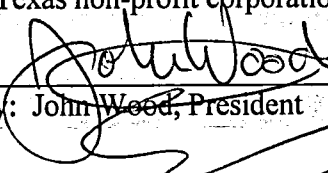
5.4.5. Community Improvement Reserve Fee. In addition to the regular annual assessment, as a condition to the sale or other conveyance of every Lot, each time a Lot is sold or conveyed the purchaser or grantee shall be assessed a community improvement reserve fee of \$400.00 that shall be paid at closing.

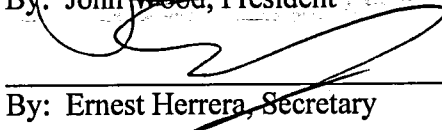
Except as amended hereby, the Declaration is hereby ratified and confirmed in its entirety.

We, the undersigned President and Secretary of Oakland Heights Owners Association, Inc. do, by our signatures below, hereby certify that at least sixty-six and two-thirds percent (66-2/3%) of the outstanding votes of the members of the Association entitled to cast a vote have approved the above and foregoing stated amendment, and as such it has been validly adopted pursuant to Article 6 of the Declaration.

Signed on the 9 day of February, 2021.

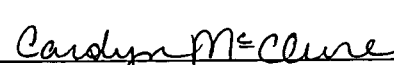
OAKLAND HEIGHTS OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation


By: John Wood, President

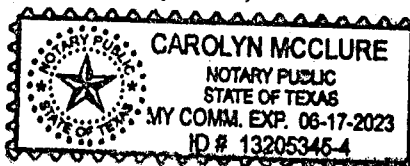

By: Ernest Herrera, Secretary

STATE OF TEXAS §
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COUNTY OF BEXAR §

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by the above-named President of Oakland Heights Owners Association, Inc., on the date of execution set forth above.


NOTARY PUBLIC, STATE OF TEXAS

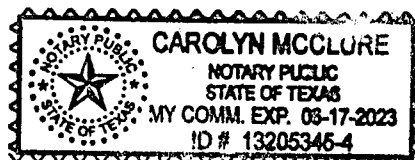
STATE OF TEXAS §
 §
COUNTY OF BEXAR §



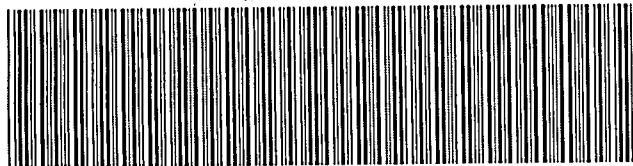
I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by the above-named Secretary of Oakland Heights Owners Association, Inc., on the date of execution set forth above.


NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Tom L. Newton, Jr.
ALLEN, STEIN & DURBIN, P.C.
6243 IH 10 West, Suite 700
San Antonio, Texas 78201



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VG-40-2021-20210042669

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
2/22/2021 9:51 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk