

**FIRST AMENDMENT TO THE
AMENDED DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE OAKS NORTHWEST
HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

This First Amendment to the Amended Declaration of Covenants, Conditions and Restrictions for the Oaks Northwest Homeowners Association, Inc., recorded at Volume 10861, Page 631, Official Public Records of Bexar County, Texas (the "Declaration") is made on the date hereinafter set forth by Owners of Lots in the Oaks Northwest Subdivision, as follows:

The Declaration is hereby amended by the adoption of a new section, numbered as 4.07, to read as follows:

4.07 Leasing Restrictions. No Dwelling Unit or portions therein may be leased, rented or otherwise used for residential or any other purpose for a term of less than twelve months, except for (1) holdover tenants following expiration of a lease of twelve months or more, for a holdover period of no more than 60 days in the aggregate, and (2) leases between buyers and sellers incident to the sale of Dwelling Units to accommodate a closing date extension for a period of no more than 60 days in aggregate. Leases for part of a Lot or Dwelling Unit are not permitted and are not valid. Subletting a dwelling unit or portions therein are not permitted and are not valid. Violators of this Section 4.07 are subject to monetary fines of \$100.00 per day, to be imposed by the Board of Directors of the Association on the Dwelling Unit that is leased or rented in violation of this Section 4.07. Any fines imposed by the Board for violations of this Section 4.07 shall be and are hereby secured by a lien on the Lot associated with the violation.

The foregoing Amendment was approved by Owners entitled to case at least sixty-seven percent of all votes of all Owners, pursuant to Section 209.0041(h), Texas Property Code, as certified by the signature of the President of the Association below.

EXECUTED this 12th day of March 2023.

OAKS NORTHWEST HOMEOWNERS
ASSOCIATION, INC., a non-profit corporation



By: TERRI THOMURE, PRESIDENT

STATE OF TEXAS

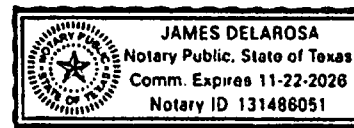
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COUNTY OF BEXAR

This instrument was acknowledged before me by Terri Thomure on behalf of
Oaks Northwest Homeowners Association, Inc.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Oaks Northwest Homeowners Association, Inc.
c/o Tom L. Newton, Jr.
ALLEN, STEIN & DURBIN, P.C.
6243 IH-10 West, Suite 700
San Antonio, TX 78201



2367055

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS 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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/17/2023 9:41 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk