

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS
OF ALTAIR SUBDIVISION

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

The Declaration of Covenants, Conditions, Easements and Restrictions of Altair Subdivision recorded at Volume 11402, Page 1386, et seq., Official Public Records of Real Property of Bexar County, Texas, is hereby amended as follows:

I.

Article VI, Section 7, is amended to read as follows:

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence on the first day of January of each year. Assessments will be due upon closing and prorated by month to January 1st of the following year. The assessments for each calendar year shall be collected as the Board of Directors of the Association shall determine. The due date of any special assessment under Section 6 hereof shall be fixed in the resolution authorizing such assessment; provided, however, that such date shall be at least thirty days after the date of billing.

II.

Article VI, Section 9, is amended by the addition of the following provision:

Section 9. Effect Non-Payment of Assessments: The Lien: Remedies of the Association. If the assessments are not paid on the date due, then such assessment together with late fees thereon and cost of collection thereof as provided herein, shall become delinquent and shall become a continuing lien on the Lot. If the assessment is not paid within thirty days after the due date, then it shall be delinquent. Delinquent assessments shall automatically be subject to late fees, in the amount of \$50.00 for the first month of delinquency, \$100.00 for the second month of delinquency, and \$200.00 for each month of delinquency following the second, all of which fees shall be and is hereby secured by a lien on the assessed Lot. There shall be added to the amount of such assessments all reasonable expenses of collection, including the costs of preparing and filing the complaint, reasonable attorneys' fees and costs of suit. No account may be referred to a collection agency or attorney for

collection unless it has balance that is, all or in part, at least twelve months delinquent.

II.

Article VIII, Section 5, is amended by the addition of the following provision:

Notwithstanding anything to the contrary in the Declaration, no Lot, or any portion thereof, may be leased or rented for any term of less than six months, except for leases between buyers and sellers incident to the sale of a home.

The foregoing was approved by Owners' entitled to cast sixty-seven percent (67%) of all votes of the Association at a duly-called meeting of the members, as certified by the signatures of the President and Secretary of the Association below.

Signed this 30 day of May, 2017.

ALTAIR PROPERTY OWNER'S ASSOCIATION, INC.

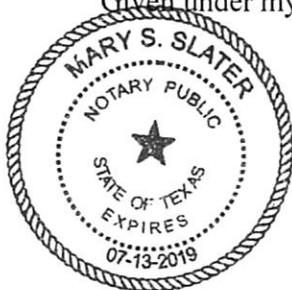
Jerry W. Rumpf
By: Jerry W. Rumpf, President

Matthew Gray
By: Matthew Gray, Secretary

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Jerry W. Rumpf, acting on behalf of Altair Property Owners' Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 30 day of May, 2017.



Mary S Slater
Notary Public, State of Texas

STATE OF TEXAS

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COUNTY OF BEXAR

Before me, the undersigned notary public, on this day personally appeared Matthew Gray, acting on behalf of Altair Property Owners' Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 30 day of May, 2017.



Mary S Slater

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Altair Property Owners' Association, Inc.
22079 Scenic Loop Road
San Antonio, TX 78255

6112001/1518096

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 Real Property of Bexar County, Texas on:

MAY 31 2017



Gerard C. Rickhoff

COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20170103266 Fees: \$34.00
05/31/2017 8:30AM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK