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THE STATE OF TEXAS I PROTECTIVE COVENANTS AND LANDOWNERS' AGREEMENT
COUNTY OF NUECES I PADRE ISLAND-CORPUS CHRISTI, ISLAND FAIRWAY
ESTATES, BLOCKS 30, 34, 35 and 36

Padre Island Investment Corporation, a Texas corporation (hereinafter called "Owner") is the owner of the surface estate in and to the following described property situated in Nueces County, Texas, to-wit:

Padre Island-Corpus Christi, Island Fairway Estates Block 30, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 40, Pages 181-182, Map Records, Nueces County, Texas, and Padre Island-Corpus Christi, Island Fairway Estates Blocks 34, 35 and 36, a subdivision of Padre Island, Nueces County, Texas, as shown by plat recorded in Volume 40, Pages 183-184, Map Records, Nueces County, Texas, reference to which is here made (hereinafter referred to as the "addition" or "subdivision");

subject to the Line of Credit, Deed of Trust and Mortgage instruments in favor of Westinghouse Credit Corporation as recorded in the Deed of Trust Records of Nueces County, Texas, which joins herein for the sole purpose of acknowledging, ratifying and approving the abandonment and the creation of the covenants and restrictions herein set forth.

Owner has subdivided the addition into lots and blocks with intervening streets, beautification areas, and easements, for the construction, operation and maintenance of streets, beautification areas, utilities, drainage facilities and easements and Owner has dedicated said streets, beautification areas, utilities, drainage facilities and easements, as set forth on the above described maps or plats.

I. SCOPE OF RESTRICTIONS

1. For the purpose of creating and carrying out a uniform plan for the improvement and sale of the addition as a high-quality, marina type subdivision, to be constructed by Owner on its property situated on Padre Island, Nueces County, Texas, being the property described in deed into Owner dated July 5, 1965, recorded in Volume 1097, Page 367, Nueces County Deed Records, reference to which is here made, which property is hereinafter referred to as the "Padre Island-Corpus Christi Project", or simply as "Padre Island-Corpus Christi", the following restrictions, conditions and use limitations are hereby established, adopted and imposed upon each lot and block in the addition as shown by said map or plat thereof; SAVE AND EXCEPT Blocks 46, 47 and 48, Padre Island-Corpus Christi, Island Fairway Estates Block 30, a subdivision of Padre Island, Nueces County, Texas.

2. The restrictions, conditions and use limitations hereinafter set forth shall constitute covenants running with the land, shall be binding upon and inure to the benefit of Owner and its successors and assigns, and upon all persons acquiring property in the addition, whether by purchase, descent, devise, gift or otherwise, and each person, by the acceptance of title to any lot out of the addition, shall agree and covenant to abide by and perform the terms, conditions, restrictions and covenants set forth herein. Such restrictions, conditions and use limitations shall be made a part of each contract and/or deed executed by or on behalf of Owner conveying any lot by reference to the place of record of this instrument, and by acceptance thereof, the grantee, and all persons claiming under such grantee shall be subject to and bound thereby, and each such contract and/or deed shall be conclusively held

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to have been executed, delivered and accepted subject to all the terms, conditions and restrictions hereof. In the event, however, of the failure of any contract and/or deed to any lot in the addition to refer to this instrument, this instrument shall nevertheless be considered a part thereof, and any conveyance of such lot shall be construed to be subject to the terms of this instrument.

3. The map or plat pertaining to that portion of the addition designated "Padre Island-Corpus Christi, Island Fairway Estates Block 30" is a replat of Block 30, Padre Island-Corpus Christi, Island Fairway Estates Blocks 24-33, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 40, Pages 154-159, Map Records, Nueces County, Texas, which is a replat of Blocks 13 through 20, inclusive, Padre Island-Corpus Christi, Island Fairway Estates, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 38, Pages 55-61, Map Records, Nueces County, Texas.

All of the lots within Blocks 13 through 20, inclusive, Padre Island-Corpus Christi, Island Fairway Estates, were encumbered by the Protective Covenants and Landowners' Agreement, Padre Island-Corpus Christi, Island Fairway Estates, dated February 25, 1972, recorded in Volume 1424, Pages 417-426, Deed Records, Nueces County, Texas (the "Original Protective Covenants"). Owner is the holder of legal title to all lots included within such Blocks 13 through 20, inclusive, Padre Island-Corpus Christi, Island Fairway Estates and Owner is the holder of legal title to more than fifty-one percent (51%) of the lots in Padre Island-Corpus Christi, Island Fairway Estates and described in the Original Protective Covenants.

Owner hereby abandons the Original Protective Covenants insofar as such covenants pertain to and include Blocks 13 through 20, inclusive, Padre Island-Corpus Christi, Island Fairway Estates and, effective as of the effective date hereof, the Original Protective Covenants are so amended and modified by Owner. It is the intention of Owner for only the restrictions, conditions and use limitations herein set forth to hereafter apply to and encumber Padre Island-Corpus Christi, Island Fairway Estates Block 30.

II. DEFINITIONS

1. A "street" is any road, street, avenue, court, circle, lane, boulevard, way or drive, designated as such on the recorded map of the subdivision.

2. A "utility easement" is any easement designated on the recorded map of the subdivision which may be used for the construction, maintenance and/or installation of any and all utilities, sewage, telephone and water drainage facilities (surface and subsurface) unless the easement is designated for a specific use on the recorded plat of the subdivision, in which event such easement shall be used only for the purpose and in the manner designated on such plat.

3. A "lot" shall mean any lot platted and contained in the addition.

4. A "corner lot" is a lot which abuts more than one street. Any lot, except a corner lot, shall be deemed to front the street upon which it abuts. A corner lot shall be deemed to front on the street on which it has the smallest dimension.

III. ARCHITECTURAL CONTROL

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1. The Architectural Control Committee, hereinafter called "the Committee", is composed of three (3) members. The initial members, each of whom shall serve until his successor is named as provided herein, are:

- a. Ben D. Marks, P. O. Box 8809, Corpus Christi, Texas, 78412
- b. Charles W. Terrell, P. O. Box 8809, Corpus Christi, Texas, 78412
- c. Gene Graham, P. O. Box 8809, Corpus Christi, Texas, 78412.

A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate and appoint a successor. No member of the Committee, or his designated representative, shall be entitled to any compensation for services performed hereunder. At any time, the record owners of a majority of the lots or tracts into which Padre Island-Corpus Christi shall then be subdivided shall have the power to change the membership of the Committee, to withdraw powers and duties from the Committee, or to restore the powers and duties of the Committee. Such action shall be effective upon recordation of a written instrument properly reflecting same.

2. No building, structure or improvement of any nature shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of such building, structure or improvement have been approved by the Committee as to (i) quality of workmanship and materials, (ii) harmony of external design with existing structures, (iii) location with respect to topography and finish grade elevation, (iv) the method of erection or construction complying with generally recognized techniques and standards suitable for Padre Island, Nueces County, Texas, and (v) compliance with the other standards set forth in this instrument. In addition, no substantial change in the originally approved finish grade elevation of any lot shall be made without the prior written approval of the Committee.

3. Final plans and specifications shall be submitted in duplicate to the Committee for approval or disapproval. At such time as the plans and specifications meet the approval of the Committee, one complete set of plans and specifications will be retained by the Committee and the other complete set of plans will be marked "Approved", and returned to the party submitting same. Any modification or change to the approved set of plans and specifications must again be submitted to the Committee for its inspection and approval.

4. The Committee's approval or disapproval as required in these covenants shall be in writing. If the Committee, or its designated representative, fails to approve or disapprove such plans and specifications within forty-five (45) days after they have been submitted to it, then approval is presumed.

5. The Committee shall have the right and authority to waive, modify, alter, change or approve any covenant, term, condition or restriction where, in the opinion of the Committee, such change is necessary or required for the advantage and best appearance of the subdivision or to protect the safety and the welfare of occupants and users of improvements on any lot; provided, however, any such modification, alteration or change shall not require the removal or modification of any then existing improvements and shall apply only prospectively.

6. The Committee shall have the authority to make final decisions in interpreting the general intent, effect and purpose of these restrictions.

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IV. GENERAL LAND USE

1. Each lot shall be used solely for the operation of a "multi-family dwelling" as hereinafter defined, subject to any further conditions or limitations set forth in the conveyance of such lot out of Owner, to-wit:
 - a. Operation of a "multi-family dwelling" means use for high density residential units, including duplexes, tri-plexes, four-plexes, row or cluster housing, apartments or apartment hotels with dwelling units available for rent or for ownership on a cooperative or condominium basis.
2. No lot, nor any improvements constructed thereon, shall ever be used, directly or indirectly, in the sale, purchase, leasing, or management of real property or in dealing in any other way with real property; provided, however, this paragraph shall not prohibit the operation of a combination management-rental office solely for the benefit of the apartment or condominium project constructed upon a lot within which such management-rental office is located.
3. All buildings and other improvements placed on any lot shall be newly erected on such lot and no second-hand or used buildings or other improvements shall be moved onto any of the lots and no used or second-hand materials may be used in the exterior of such improvements unless specifically approved in advance, in writing, by the Committee.
4. No activity of any nature shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance of nuisance to the neighborhood. No cattle, hogs, poultry, horses, or other animals may be kept on any part of the subdivision, except that this paragraph shall not preclude the keeping of pets or animals other than the above mentioned such as are ordinarily kept as pets in residential subdivisions provided they are not kept or bred for any commercial purposes.
5. No outside toilet will be permitted, and no installation of any kind for disposal of sewage shall be allowed which would result in raw or untreated sewage being carried into water bodies, except as may be approved by the proper state and local authorities and by Owner. No septic tank or other means of sewage disposal may be installed unless approved by the proper authorities having jurisdiction with respect thereto (including, but not limited to, the Health Department of Nueces County, Texas, and the State of Texas). The drainage of septic tanks into any road, street, alley, public ditch or water body, either directly or indirectly, is strictly prohibited.
6. No sign of any kind shall be displayed to the public view upon any lot except one non-flashing sign of not more than 25 square feet without the prior written approval of the Committee.
7. No structure of a temporary character, nor any trailer, basement, tent, shack, garage, barn or other outbuilding, or any part thereof, shall be used as a residence, dwelling or place of business, either temporarily or permanently except for such temporary structures as are required during the construction or alteration of improvements.
8. House trailers, buses, trucks or similar vehicles, shall be parked only as and where approved by the Committee.
9. No lot shall be used or maintained as a dumping ground for rubbish or trash.
10. No building material of any kind or character shall be placed or stored upon any lot until the owner of such lot is ready to commence improvements, and then such material shall be placed within the property

lines of the building site upon which the improvements are to be erected and shall not be placed in the streets or between the roadbed and property line.

11. Garbage shall be kept in sanitary containers. Such containers shall be kept in a clean and sanitary condition and shall be stored so as not to be seen from a street or adjoining golf course and/or green area.

12. No clotheslines may be placed where they would be visible either from a street or adjoining golf course or green area. Such clotheslines must be enclosed by a hedge or other type screening enclosure as may be approved by the Committee as a part of the plans for the improvements to be located on the property.

13. No radio or television aerial or guy wires shall be maintained on any portion of any lot forward of the front building line of the respective main building.

14. After construction has begun improvements must be completed no longer than eighteen (18) months from the start of construction, unless delayed for some reason beyond the lot owner's control, in which event the Committee may extend the foregoing time limits.

15. No oil or gas drilling, development, storage or refining operations, quarrying or mining operations of any kind shall be conducted upon any lot by Owner or its successors.

16. No grass or ground cover except common Bermuda grass or Tift Bermuda grass shall be planted, grown or kept on any lot in Padre Island-Corpus Christi, Island Fairway Estates Block 30, and Lots 20, 21, 22, and 23, Block 34, Padre Island-Corpus Christi, Island Fairway Estates Blocks 34, 35 and 36, without the prior written approval of the Committee.

17. No lot as presently platted may be further subdivided into smaller lots or tracts.

V. SIZE, DESIGN AND PLACEMENT OF IMPROVEMENTS

1. Pacing: All improvements on any lot shall be constructed so as to face the abutting street upon which such lot fronts, or as approved by the Committee.

2. Foundations: The foundation must be enclosed at the perimeter with masonry or wood construction which is in harmony with the remainder of the main building.

3. Exterior Walls: The design of and materials used in the exterior walls and surface areas of the main structure and any out-buildings constructed on any lots must be in keeping with the general architectural design of the main dwelling and other structures in the subdivision and must extend to the ground. Asbestos may be used only as approved by the Committee.

4. Roof: The pitch of the roof of all structures constructed on any lot must be approved by the Committee.

5. Fences or Walls: No fence or free standing wall shall be erected, placed, altered or maintained on any lot nearer to the front property line than the building line for such lot. No fence shall be constructed higher than six feet (6'), unless approved by the Committee; provided, however, no fence or wall exceeding three feet (3') in height shall be erected, altered or maintained on that portion of any lot adjoining or abutting the golf course area or any open green area located within or adjoining the addition. The design, style, and location of all fences shall be subject to approval by the Committee.

6. Building Lines: All buildings and improvements of any nature whatsoever must be constructed within the building lines specified with respect to each such lot on the plat of said addition and in the conveyance of such lot out of Owner except that, with the prior approval

of the Committee, minor improvements, such as fences, screening materials, sidewalks, driveways and open parking, may be constructed between the building lines and the property lines. That portion of any exterior wall of any structure situated nearer than five feet (5') from a side lot line shall have no windows from the height of the original grade level of the lot to a height of ten feet (10') and such wall shall meet the requirements for fireproof construction set forth in the Southern Standard Building Code as of the date construction is commenced.

7. Design and Quality: All improvements constructed shall be of a design and quality of construction to withstand wind loads of thirty (30) pounds per square foot so as not to cause undue hazard to neighboring structures; provided, however, such thirty (30) pounds per square foot wind load standard is subject to modification by the shape factor modifications defined in the Southern Standard Building Code as of the date construction is commenced and as reasonably required or approved by the Committee.

8. Upkeep: The purchaser of property in the subdivision shall keep the weeds out of the particular property owned by him and shall not permit the accumulation of trash, rubbish or other unsightly articles on the premises, the easement or in the street abutting the same. The area in all the streets between the pavement and the property line shall at all times be kept clean and free of unsightly obstacles. Owner shall have the privilege of having such lots cleaned to comply with the above and any reasonable expense incurred in doing the same shall be paid by the owner of the respective lot or lots.

9. Parking: One (1) parking space shall be provided for every apartment or dwelling unit without a separate bedroom, one and one-half (1-1/2) parking spaces for every one bedroom apartment or dwelling unit, and two (2) parking spaces for each apartment or dwelling unit containing two or more bedrooms, located within improvements constructed on any lot in the addition.

10. Height: No building may exceed three stories or forty-five feet in height, whichever is the lower, unless: (a) the total surface area used for the ground floor of any such building constructed in the subdivision (excluding walkways and parking areas) does not exceed fifty percent (50%) of the total surface area of the lot upon which the building is located; and (b) the total living area (excluding patios, balconies, decks, walkways and parking areas) of any such building does not exceed an area which is twice the total surface area of the lot upon which the building is located.

11. Open Space: All improvements to be constructed on any lot shall be designed and constructed in such a manner so that each lot shall contain a minimum "open space", as hereafter defined, equal to twenty-five percent (25%) of the surface area of such lot. The phrase "open space" shall mean space without improvements of any nature upon the surface of the ground, unoccupied and unobstructed from the ground upward except for landscaping, vegetation, standard-size sidewalks and fountains.

12. Minimum Floor Elevation: The floor elevation of all structures constructed on any lot within the subdivision must be at an elevation above mean sea level not less than the minimum elevation for human habitation established for the area by the Commissioners Court of Nueces County, Texas, or such other governing authority having jurisdiction with respect to establishing flood control elevations.

VI. LANDOWNERS' AGREEMENT

In order to provide for the common use, enjoyment, benefit and maintenance of the canals (including the concrete bulkheads along such

canals), parks, beautification areas, streets, and other common areas within Padre Island-Corpus Christi (hereinafter referred to as "common area") and for the preservation of a marina type community of the highest quality, Owner, for the benefit of itself and each successor owner of a lot or parcel out of the subdivision, hereby binds itself, its assigns and each successor owner, as follows:

1. At such time as any of the common areas in Padre Island-Corpus Christi have been improved and are not being maintained by Nueces County, a city, or other type of taxing authority within which such addition is located, Owner shall convey such common areas to Padre Island Investment Corporation, Trustee, hereinafter called "Trustee", which shall have such supervisory authority to provide for the proper maintenance of the common areas as may be appropriate to such subdivision. Trustee shall not be liable to an owner of any interest in such subdivision for any damage, claim or expense for the manner in which said common areas are maintained and repaired, or for failure to maintain or repair said common areas.

2. In order to provide a fund for the proper maintenance of such common areas, hereinafter called "Maintenance Fund", there is hereby imposed upon each lot in the subdivision an annual maintenance charge which shall not exceed two cents (\$0.02) per square foot contained in each lot. Such maintenance charge shall be determined annually by the Trustee based upon the projected cost of maintaining such common areas; however, no maintenance charge shall be assessed by Trustee until some portion of the common areas has been improved. Once assessed by the Trustee, one-twelfth (1/12) of such maintenance charge shall, at the election of the Trustee, be payable monthly, in advance, on the first day of each month, by each beneficial owner of a lot in such subdivision. The maintenance charge hereby imposed shall not apply to Owner, or to lots to which Owner owns both the record and beneficial title.

3. Neither Owner nor Trustee shall be liable or responsible to any person or persons for failure or inability to collect the maintenance charge or any part thereof from any person or persons.

4. The Maintenance Fund may be pooled, merged or combined with the maintenance funds of other portions of the Padre Island-Corpus Christi Project as developed by Owner, provided the lots and/or owners of lots in such other portions of such Padre Island-Corpus Christi Project are subject to a maintenance charge, lien and administrative provisions substantially the same as set forth in this Part VI. Such pooled maintenance fund may be expended by the Trustee for the general benefit and common good of the various sections or units of Padre Island-Corpus Christi paying into such fund, without regard to the amount collected from each section or portion. Trustee may use such funds, or any part thereof, for safety and/or recreational projects and for developing, improving and maintaining any and all of the common areas which the owners and/or occupants of lots in any of the sections or portions of Padre Island-Corpus Christi may be privileged or shall have the right to use, regardless of who may own such common areas and regardless of their location within the entire Padre Island-Corpus Christi Project. It is agreed and understood that the judgment of the Trustee, as custodian and administrator of said Maintenance Fund, when used in good faith in the expenditure of said funds, or any part thereof, shall be binding, final and conclusive upon all parties in interest. Trustee shall receive no compensation for acting as custodian and administrator of said Maintenance Fund.

5. The payment of the maintenance charge hereby imposed shall be secured by an express lien in favor of Trustee, as custodian and administrator of the Maintenance Fund, which lien is placed and imposed upon each lot in the subdivision subject to such charge. There is

hereby granted unto the Trustee an express lien against each lot or parcel of the subdivision to secure all obligations of the owner or owners of said lot or parcel imposed upon such owner, or lot, under the provisions hereof. Said lien may be foreclosed in the same manner as a vendor's lien, without prejudice, however, to any other rights, powers or causes of action which the holder of said lien may have against any party who is then or who has theretofore been the owner of the property affected thereby. Such lien and all other provisions of this agreement shall be secondary and subordinate, however, to any liens, deeds of trust and encumbrances whatsoever given to secure the purchase price of the lot or any part thereof, or given to any bank, savings and loan association, insurance company, trust company, fraternal benefit organization, or corporation with banking or related powers, lawfully lending money for the purpose of making repairs or constructing dwellings or any other improvements whatsoever on any portion of such lot, or acquiring any note or other evidence of indebtedness previously made for any such purpose. If any such lender or party acquiring such indebtedness should be in doubt as to the purpose for which such loan was made, or indebtedness incurred, or as to whether the lien herein granted is subordinate to any lien or deed of trust given for the purpose of securing any such mortgage or indebtedness, such lender or party acquiring such indebtedness may rely conclusively upon the written statement of the Trustee, with respect thereto. The Trustee may release or subordinate said lien and any other provisions of this agreement, in whole or in part, with respect to any lot or lots, should it deem it advisable, for any reason whatsoever, without affecting said lien insofar as it applies to any other lot or lots in the subdivision.

Without diminishing the personal obligations of any owner for any sum imposed under the terms hereof, the lien hereby granted upon any lot shall not secure any sum in excess of the unpaid assessments made under the terms hereof for the four years next preceding the date that such lien is sought to be asserted or foreclosed.

6. Any person negligently or willfully damaging or destroying all or any portion of the common areas, including the bulkheads and tie backs, shall be responsible to the Trustee for damages, and the Trustee shall use any funds collected by claim, lawsuit or settlement agreement growing out of such damage or destruction, to repair such damage or destruction, to the extent of such funds.

7. Trustee shall have, and it is hereby granted, the full right, power and authority to convey all of its right, title and interest in and to the common areas and the Maintenance Fund as well as all of its powers, rights, liens, responsibilities, duties and authority under the terms of this Part VI to: (a) a non-profit corporation, or other organization, formed by Owner for the purpose of maintaining the common areas in any portion of the Padre Island-Corpus Christi Project, provided that such corporation or organization offers membership rights to owners of property in the Padre Island-Corpus Christi Project; or (b) a public or quasi-public corporation or entity with the power to tax such as a city, Nueces County or a public district having such powers.

8. All references to "Trustee" in this Part VI shall apply with equal force and effect to any successor in interest to Trustee, as provided in paragraph 7, of this VI.

VII. DURATION

The restrictions and covenants herein set forth shall continue and be binding upon the addition and upon Owner, its successors and assigns, for a period of thirty-five (35) years from the date hereof. At the expiration of such term of thirty-five (35) years, the restrictions and

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covenants herein set out shall automatically be extended for an additional ten (10) year period and for successive periods of ten (10) years thereafter, unless same are nullified or revised as herein provided. After the expiration of thirty-five (35) years from the date of this instrument, the owners of a majority in interest of the lots in this subdivision, may execute and acknowledge an agreement in writing terminating or revising these restrictions and covenants and file the same in the Office of the County Clerk of Nueces County, Texas, or in such office as conveyances of real estate may be required to be filed, at such time, thereupon, these restrictions and covenants shall be null, void and of no further force and effect, or shall be modified or revised as such instrument may direct.

VIII. AMENDMENT

At any time the owners of the legal title to fifty-one percent (51%) of all lots in Padre Island-Corpus Christi, Island Fairway Estates Block 30 and in Padre Island-Corpus Christi, Island Fairway Estates, Blocks 34, 35 and 36 (as shown by the records of Nueces County, Texas) may amend the restrictions, covenants, conditions, and matters set forth herein by filing an instrument containing such amendment in the office of the County Clerk of Nueces County, Texas, except that, prior to the expiration of fifteen (15) years from date hereof, no such amendment shall be valid or effective without the joinder of Owner, its successors or assigns.

IX. ENFORCEMENT

The restrictions, conditions and use limitations herein set forth shall be binding upon Owner, its successors and assigns, and all parties claiming by, through, or under them and all subsequent owners of each lot, each of whom shall be obligated and bound to observe such restrictions, conditions and use limitations, provided, however, that no such persons shall be liable except in respect to breaches committed during his or their ownership of such lot. The violation of any such restriction, condition or use limitation, shall not operate to invalidate any mortgage, deed of trust, or other lien acquired and held in good faith against such lot or any part thereof, but such liens may be enforced against any and all property covered thereby, subject, nevertheless, to the restrictions, conditions and use limitations herein mentioned. Owner, or the owners of any lot in Padre Island-Corpus Christi, Island Fairway Estates as originally platted and any subsequent replat or resubdivision thereof, or Trustee, its successors and assigns, shall have the right to enforce observance or performance of the provisions of this instrument. If any person or persons violates or attempts to violate any of the restrictions, conditions or use limitations contained herein, it shall be lawful for any person or persons owning any lot in the addition to prosecute proceedings at law or in equity against the person violating or attempting to violate the same, either to prevent him or them from so doing, or to correct such violation, or to recover damages, or to obtain such other relief for such violations as then may be legally available.

X. SEVERABILITY

Invalidation of any of the terms, provisions or covenants contained in this instrument by judgment or court order shall not in any way affect any of the other terms, provisions or covenants set forth in this instrument which shall remain in full force and effect.

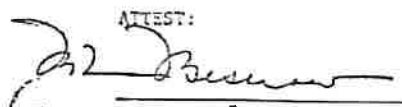
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XI. DEDICATION

This instrument of dedication relates to and affects only the above described property.

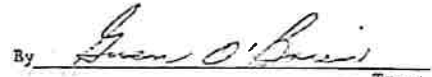
DATED as of January 15, 1975.

ATTEST:

Secretary

PADRE ISLAND INVESTMENT CORPORATION

By 
President

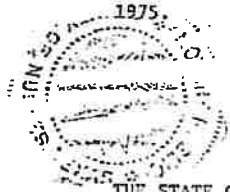
WESTINGHOUSE CREDIT CORPORATION acting by and through its agent and attorney-in-fact Corpus Christi State National Bank, Trustee

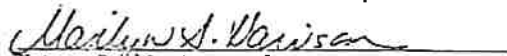
By 
Trust Officer of the Corpus Christi State National Bank, Trustee

THE STATE OF TEXAS X
COUNTY OF NUECES X

BEFORE ME, the undersigned authority, on this day personally appeared C.G. Hofreiter, known to me to be the person whose name is subscribed to the foregoing instrument as President of Padre Island Investment Corporation, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of January, 1975.




Notary Public in and for Nueces County, Texas

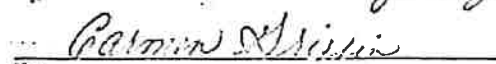
My Commission Expires: June 1, 1975

THE STATE OF TEXAS X
COUNTY OF NUECES X

BEFORE ME, the undersigned authority, on this day personally appeared Charles O'Brien, known to me to be the person whose name is subscribed to the foregoing instrument as Trust Officer of the Corpus Christi State National Bank, Trustee, as agent and attorney-in-fact for Westinghouse Credit Corporation, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16 day of January, 1975.




Notary Public in and for Nueces County, Texas

My Commission Expires:
CARMEN GRIFFIN
My Commission Expires June 1, 1975

ML349 MC1425

STATE OF TEXAS
COUNTY OF TARRANT
I hereby certify that this instrument was FILED on the
date and at the time stamped herein by me and was duly
RECORDED, in the Public and Open of the record RECORDS
of Tarrant County, Texas, as required herein by law, on

JAN 20 1975



Marion M. Lingo
COUNTY CLERK
TARRANT COUNTY, TEXAS

1152

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Marion M. Lingo
COUNTY CLERK TARRANT COUNTY, TEXAS

Return to: J. E. Reiley
ROOM 206, HANCOCK BUILDING
CORPUS CHRISTI, TEXAS 78401

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THE STATE OF TEXAS	I	FIRST AMENDMENT TO
	I	PROTECTIVE COVENANTS AND LANDOWNERS' AGREEMENT
COUNTY OF NUECES	I	PADRE ISLAND-CORPUS CHRISTI, ISLAND FAIRWAY
	I	ESTATES, BLOCKS 30, 34, 35 and 36

WHEREAS, by instrument entitled "Protective Covenants and Landowners' Agreement Padre Island-Corpus Christi, Island Fairway Estates, Blocks 30, 34, 35 and 36" dated January 15, 1975 recorded in Volume 1517, Page 111, Deed Records, Nueces County, Texas (the "Protective Covenants"), Padre Island Investment Corporation ("Owner") imposed certain restrictions upon the use of the land therein described (the "Subdivision"); and

WHEREAS, legal title to all of the lots or tracts of land comprising the Subdivision as shown by the records of Nueces County, Texas as of the date hereof is vested in Owner subject to a Deed of Trust (the "Deed of Trust") dated June 30, 1972 for the benefit of Westinghouse Credit Corporation, recorded in Volume 1292, Page 898, Deed of Trust Records, Nueces County, Texas; and

WHEREAS, it is the intent and desire of Owner to amend Article V, Paragraph 10 of the Protective Covenants as herein set forth;

NOW, THEREFORE, Owner hereby amends Paragraph 10 of Article V of the Protective Covenants (which Article is entitled "Size, Design and Placement of Improvements") by deleting in its entirety such Paragraph 10 as now written and substituting for such Paragraph 10 the following:

"10. Height: No building located upon Lots 21, 22 and 23, Block 34, Padre Island-Corpus Christi, Island Fairway Estates, Blocks 34, 35 and 36, a subdivision of Padre Island, Nueces County, Texas, or upon any lot or tract of land within Padre Island-Corpus Christi, Island Fairway Estates, Block 30, a subdivision of Padre Island, Nueces County, Texas, may exceed three stories or forty-five feet in height, whichever is the lower; and no building located upon any lot or tract of land located within Blocks 34, 35 and 36 of Padre Island-Corpus Christi, Island Fairway Estates, Blocks 34, 35 and 36, a subdivision of Padre Island, Nueces County, Texas, save and except such Lots 21, 22, 23, Block 34, may exceed four stories or sixty feet in height, whichever is the lower; unless: (a) the total surface area used for the ground floor of any such building (excluding walkways and parking areas) does not

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DEED RECORDS

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exceed fifty percent (50%) of the total surface area of the
platted lot or tract upon which the building is located;
and (b) the total living area (excluding patios, balconies,
decks, walkways and parking areas) of any such building
does not exceed an area which is twice the total surface
area of the platted lot or tract upon which such building
is located."

Westinghouse Credit Corporation, the beneficiary under the Deed of
Trust, acting by and through its duly authorized Agent and Attorney-in-
Fact, joins in the execution of this amendment for the sole purpose of
evidencing its approval hereof.

DATED this 27th day of February, 1975.



William A. Anderson
Notary Public Secretary

PADRE ISLAND INVESTMENT CORPORATION

By [Signature]
Vice President

WESTINGHOUSE CREDIT CORPORATION

By [Signature]

Trust Officer of the Corpus Christi
State National Bank, Agent and
Attorney-in-Fact for Westinghouse
Credit Corporation

THE STATE OF TEXAS I

COUNTY OF NUECES I

BEFORE ME, the undersigned authority, on this day personally appeared
William A. Anderson, known to me to be the person whose
name is subscribed to the foregoing instrument as Vice President of Padre
Island Investment Corporation, a corporation, and acknowledged to me that
he executed the same for the purposes and consideration therein expressed,
in the capacity stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of February,
1975.



[Signature]
Notary Public in and for Nueces County,
Texas

My Commission Expires: June 1, 1975

ML356 MAR 1899

THE STATE OF TEXAS
COUNTY OF Wichita

BEFORE ME, the undersigned authority, on this day personally appeared James H. Hinkle, known to me to be the person whose name is subscribed to the foregoing instrument as Trust Officer of the Corpus Christi State National Bank, Agent and Attorney-in-Fact for Westinghouse Credit Corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of March, 1975.

James H. Hinkle
Notary Public in and for Wichita
County, Texas

My Commission Expires: June 1, 1975

STATE OF TEXAS
COUNTY OF WICHITA
I hereby certify that this instrument was FILED on the
day and at the same instant whereof my not. and was duly
RECORDED in the records and file of the county of WICHITA
of WICHITA County, Texas, at which place my not. is

MAR 28 1975



COUNTY CLERK,
WICHITA COUNTY, TEXAS

-3-

FILED RECORDS
VOL 1524 PAGE 7

Return to:
J.E. Rehler
200 Main Bldg
Corpus Christi
78401

FBI FBI FBI
MAR 27 10 12 AM '75
Wichita Hinkle

3
50
Return to:

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

DOC# 828183

AMENDMENT

WHEREAS, by instruments entitled "Protective Covenants and Landowners' Agreement", dated and recorded in the Deed Records of Nueces County, Texas, which are more fully set forth in the attached Exhibit A (hereinafter called the "Agreements"), certain restrictions, conditions and use limitations were imposed upon property located within Nueces County, Texas, which property is more fully described in the attached Exhibit B (hereinafter called the "Development"); and

WHEREAS, the Agreements each referred to as an Architectural Control Committee with certain powers as therein recited; and

WHEREAS, there is one Architectural Control Committee for all the Padre Island-Corpus Christi subdivisions only; and

WHEREAS, the Agreements each provide:

"At any time the record owners of a majority of the lots or tracts into which Padre Island-Corpus Christi shall then be subdivided shall have the power to change membership of the Committee, to withdraw powers and duties of the Committee, or to restore the powers and duties of the Committee. Such action shall be effective upon recordation of a written instrument property reflecting same"; and

WHEREAS, there are a total of 8,446 record owners of lots/tracts within the Development; and

WHEREAS, a majority (4,489) of the record owners holding legal title to lots/tracts within the Development have voted in favor of amending the Agreements as they pertain to the Architectural Control Committee; and

WHEREAS, The Padre Isles Property Owners Association, Inc. has verified this Majority.

NOW, THEREFORE, the owners hereby amend Section III, ARCHITECTURAL CONTROL, of each of the Agreements listed on Exhibit A as follows:

1. Paragraph 1 is deleted in its entirety and the following is substituted therefor:

"1. The Architectural Control Committee, hereinafter called "the Committee", shall be composed of five members appointed by a majority vote of the Board of Directors of the Padre Isles Property Owners' Association, Inc., hereinafter called "the Board". The Committee shall function under the policies established and direction given by the Board; provided, however, the policies and direction promulgated by the Board

shall, in no event be in conflict with the provisions of these Covenants. Should a conflict occur, the provisions of the Covenants shall control.

a. The Committee shall review all plans for construction on property subject to the covenants to verify that the requirements of the covenants and standards established by the Property Owners Association are met.

b. The term of office of a Committee member shall be three years. A member shall not serve more than two terms of office, consecutive or otherwise. Upon the effective date of approval of this amendment, the term of office of incumbent members shall be deemed to have expired and the Board shall appoint a new committee. The terms of office for members of the newly appointed committee shall be adjusted whereby the expiration dates of no more than two members shall occur in any one of the years following the appointment year, i.e., set up a 1-2-2 rotation that will be followed thereafter.

c. Should a vacancy occur on the Committee prior to the expiration of a normal term of office, the Board will, by a majority vote, appoint a qualified person to fill the unexpired portion of the term.

d. Terms of office for all members shall begin on January 1, except for those appointed by the Board upon approval of this amendment, who shall begin serving immediately and continue until January 1, 1993, when they may be re-appointed or replaced at the Board's discretion for the initial three year term.

e. The Chairman of the Committee, whose chairmanship shall be one year, shall be appointed or removed by a majority vote of the Board.

f. A member of the Committee may be removed with or without cause by a majority vote of the Board.

g. No member of the Committee, or his/her designated representative, shall be entitled to or accept compensation for services performed hereunder.

h. A member of the Board shall not also serve as a member of the Committee.

i. A majority of the Committee may designate or remove a representative to act for it. Members of the Committee may designate a representative to act on their behalf. Such representative designated to act for the Committee as a whole, or such representatives designated individually by Members shall be subject to confirmation by the Board.

j. Consultants, paid or otherwise, advisors, inspectors or any individual performing services required by the mission of the Committee shall be appointed by the Board. Individuals so appointed shall be technically and/or professionally qualified to perform the service for which appointed. The Board shall be authorized to establish such fees as may be necessary and appropriate to cover the cost of technical and/or professional services required by the Committee. The Committee may recommend to the Board such individuals as may be appropriate to perform such services.

k. A property owner who disagrees with a decision of the Committee will first appeal to the Committee for reconsideration and present reasons therefor. Following reconsideration by the Committee, a property owner who still disagrees with a decision of the Committee may appeal to the Board for a review. The Board shall give full consideration to such request and make such decision as it deems appropriate in each case. The decision of the Board shall be controlling."

2. Paragraph 5 is changed as follows:

So much of the first sentence of Paragraph 5 as reads: "5. The Committee shall have the right and authority to waive, modify, alter, change or approve any covenant, term, condition or restriction....:" is changed to read: "The Committee shall have the right and authority to waive, modify, alter, or approve any term, condition or restriction, except those restrictions pertaining to construction that affects the integrity of the bulkheads...." and

3. Paragraph 6 is changed as follows:

So much of paragraph 6 reads: "6. The Committee shall have the authority to make final decisions in interpreting the general intent, effect and purpose of these restrictions" is changed to read: "6. The Committee shall have authority to interpret the general intent, effect and purpose of these restrictions."

DATED this 23 day of OCTOBER, 1992.

ATTEST:

PADRE ISLES PROPERTY OWNERS
ASSOCIATION, INC.


Robert J. Southard Secretary

BY 
William F. Goin President

THE STATE OF TEXAS §
§
COUNTY OF NUBCES §

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM F. GOIN, known to me to be the person whose name is subscribed to the foregoing instrument as President of Padre Isles Property Owners Association, Inc., a non-profit corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of OCTOBER, 1992.



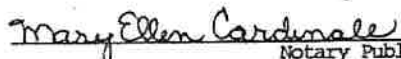

Notary Public

EXHIBIT A

PROTECTIVE COVENANTS AND LANDOWNERS' AGREEMENTS

The Protective Covenants and Landowners' Agreements for the following named subdivision units are recorded at the respective volume and page numbers of the Deed Records of Nueces County, Texas as indicated below:

<u>Subdivision Unit</u>	<u>Volume</u>	<u>Page No.</u>
Padre Island Number 1		
Lots 1A through 6A of Block 1, and Lots 1A through 15A of Block 2	1265	491
"B" lots of Blocks 1 and 2	1280	354
Block 28	1280	360
Blocks 35 and 36 (being the replatted portion of Block 28)	1384	528
Padre Island-Corpus Christi, Section A	1258	215
Padre Island-Corpus Christi, Section B	1265	227
Padre Island-Corpus Christi, Section No. 2	1274	173
Padre Island-Corpus Christi, Section No. 3	1261	97
Lot 10, Block 71 and portions of Blocks 1 and 2, Padre Island No. 1	1265	491
Padre Island-Corpus Christi, Section No. 4	1241	25
Padre Island-Corpus Christi, Mariner's Cay	1292	106
Padre Island-Corpus Christi, Barataria Bay Unit 1	1292	114
Padre Island-Corpus Christi, Barataria Bay Unit 2	1292	114
Padre Island-Corpus Christi, Barataria Bay Unit 3	1300	426
Padre Island-Corpus Christi, Barataria Bay Unit 4	1300	418
Padre Island-Corpus Christi, Barataria Bay Unit 5	1319	507
Padre Island-Corpus Christi, Section C	1323	487
Padre Island-Corpus Christi, Point Tesoro, Unit 1	1328	494
Padre Island-Corpus Christi, Sea Pines Unit 1	1329	63
Padre Island-Corpus Christi, Point Tesoro, Unit 2	1335	265
Padre Island-Corpus Christi, Point Tesoro, Unit 3	1335	275
Padre Island-Corpus Christi, Section D	1335	285
Padre Island-Corpus Christi, Point Tesoro, Unit 4	1345	493
Padre Island-Corpus Christi, Cape Summer Unit 1	1386	1002
Padre Island-Corpus Christi, Cape Summer Unit 2	1386	1012

<u>Subdivision Unit</u>	<u>Volume</u>	<u>Page No.</u>
Padre Island-Corpus Christi, Section 3A	1424	349
Padre Island-Corpus Christi, Section E	1424	351
Padre Island-Corpus Christi, Section G	1424	360
Padre Island-Corpus Christi, Point Tesoro, Unit 5	1242	369
Padre Island-Corpus Christi, Commodore's Cove Unit One	1424	378
Padre Island-Corpus Christi, Commodore's Cove Unit Two	1424	388
Padre Island-Corpus Christi, Mariner's Cay Unit 2A	1424	398
Padre Island-Corpus Christi, Coquina Bay	1424	909
Padre Island-Corpus Christi, Island Fairway Estates	1424	417
Padre Island-Corpus Christi, Ports O'Call	1424	427

EXHIBIT B

PROPERTY LOCATED WITHIN THE DEVELOPMENT

The property within subdivision units of Padre Island and padre Island-Corpus Christi, subdivisions of Nueces County, Texas, is more fully described by the maps or plats of such units recorded in the respective volume and page numbers of the Deed Records of Nueces County, Texas, as indicated below:

<u>Subdivision Unit</u>	<u>Volume</u>	<u>Page No.</u>
Padre Island Number 1; plus a replat of a portion of Block 27, and a replat of a part of Block 28	13 32 36	1 34 12
Padre Island-Corpus Christi, Section A; plus a replat of a portion thereof	33 35	97 15
Padre Island-Corpus Christi, Section B	34	15
Padre Island-Corpus Christi, Section No. 2; plus replats of portions thereof	33 34 35	80 13 1
Padre Island-Corpus Christi, Section No. 3	33	83
Padre Island-Corpus Christi, Section No. 4	33	44
Padre Island-Corpus Christi, Mariner's Cay	34	54
Padre Island-Corpus Christi, Barataria Bay Unit 1	34	60
Padre Island-Corpus Christi, Barataria Bay Unit 2	34	62
Padre Island-Corpus Christi, Barataria Bay Unit 3	34	86
Padre Island-Corpus Christi, Barataria Bay Unit 4	34	84
Padre Island-Corpus Christi, Barataria Bay Unit 5	34	117
Padre Island-Corpus Christi, Section C	34	133
Padre Island-Corpus Christi, Point Tesoro, Unit 1	34	145
Padre Island-Corpus Christi, Sea Pines Unit 1	34	149
Padre Island-Corpus Christi, Point Tesoro Unit 2	35	20
Padre Island-Corpus Christi, Point Tesoro Unit 3	35	22
Padre Island-Corpus Christi, Section D	35	24
Padre Island-Corpus Christi, Point Tesoro Unit 4	35	46
Padre Island-Corpus Christi, Cape Summer Unit 1	36	25
Padre Island-Corpus Christi, Cape Summer Unit 2	36	34
Padre Island-Corpus Christi, Section 3A	38	22
Padre Island-Corpus Christi, Section E	38	25
Padre Island-Corpus Christi, Section G	38	27

<u>Subdivision Unit</u>	<u>Volume</u>	<u>Page No.</u>
Padre Island-Corpus Christi, Point Tesoro Unit 5	38	32
Padre Island-Corpus Christi, Commodore's Cove Unit One	38	34
Padre Island-Corpus Christi, Commodore's Cove Unit Two	38	36
Padre Island-Corpus Christi, Mariner's Cay Unit 2	38	45
Padre Island-Corpus Christi, Coquina Bay	38	47
Padre Island-Corpus Christi, Island Fairway Estates	38	55
Padre Island-Corpus Christi, Ports O'Call	38	62

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin, is Invalid and unenforceable under FEDERAL LAW, 3/12/89.

FILED FOR RECORD
DOC# 828183 \$19
10-26-1992 01:15:28
ERNEST M. BRIONES
NUECES COUNTY

STATE OF TEXAS
COUNTY OF NUECES
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped herein by me, and
was duly RECORDED, in the Official Public Records of
Nueces County, Texas on

OCT 28 1992

 *Ernest M. Briones*
COUNTY CLERK
NUECES COUNTY, TEXAS

COMPARED

17 1/2 Return To:
Padre Isles Property Owners Association, Inc.
14015 Fortuna Bay Drive
Corpus Christi, Texas 78418

DOC# 886711

SECOND AMENDMENT TO PROTECTIVE COVENANTS
AND LANDOWNERS' AGREEMENT
PADRE ISLAND-CORPUS CHRISTI, ISLAND FAIRWAY ESTATES
BLOCKS 30, 34, 35 AND 36

STATE OF TEXAS §
 §
COUNTY OF NUECES §

BACKGROUND

By instrument entitled "Protective Covenants and Landowners' Agreement Padre Island-Corpus Christi, Island Fairway Estates, Blocks 30, 34, 35 and 36" dated January 15, 1975 recorded in Volume 1517, Page 111, Deed Records, Nueces County, Texas, as modified by the First Amendment dated February 28, 1975, recorded in Volume 1524 at page 7 of the Deed Records of Nueces County, Texas (the "Protective Covenants"), Padre Island Investment Corporation imposed certain restrictions upon the use of the land therein described (the "Subdivision").

Legal title to more than fifty-one percent (51%) of all of the lots or tracts of land comprising the Subdivision as shown by the records of Nueces County, Texas as of the date hereof is vested in Wesland, Inc., formerly known as Padre Island Investment Corporation (the "Owner").

It is the intent and desire of Owner to amend Article IV, Paragraph 1 of the Protective Covenants as herein set forth.

AMENDMENT

Owner amends Paragraph 1 of Article IV of the Protective Covenants (which Article is entitled "General Land Use") by deleting the present Paragraph 1 in its entirety and substituting the following:

"1.a. Except as provided in subparagraph b. below, each lot shall be used solely for the operation of a "multi-family dwelling" as hereinafter defined, subject to any further conditions or limitations set forth in the conveyance of such lot out of Owner. Operation of a "multi-family dwelling" means use for high density residential units, including duplexes, tri-plexes, four-plexes, row or cluster housing, apartments or apartment hotels with dwelling units available for rent or for ownership on a cooperative or condominium basis.

b. Each lot located within Block 30 of Padre Island-Corpus Christi, Island Fairway Estates Block 30 except Lots 46, 47 and 48 shall be used solely for a single-family dwelling, and for no other purpose."

DATED: December 7, 1993.

WESLAND, INC.

By:


William H. Fennell,
Vice-President

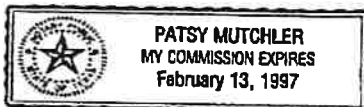
THE STATE OF TEXAS

S

COUNTY OF NUECES

S

This instrument was acknowledged before me on December 7, 1993, by William H. Fennell, Vice-President of Wesland, Inc., a Texas corporation, on behalf of the corporation.




NOTARY PUBLIC, State of Texas

Patsy Mutchler
(Type or Print Name)

2-13-97
My Commission Expires

C
514
Gulf Isles

14602 S.P. & D.

C.E. TX 78414


Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin, is invalid and unenforceable under FEDERAL LAW, 3/12/83.

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED in File Number _____ Sequence on the date and at the time stamped herein by me, and was duly RECORDED, in the Official Public Records of Nueces County, Texas on

DEC 8 1993




COUNTY CLERK
NUECES COUNTY, TEXAS

DOC# 886711
FILED FOR RECORD
DOC# 886711 #9
12-08-1993 08:24:16
ERNEST M. BRIONES
NUECES COUNTY

**THIRD AMENDMENT TO THE
PROTECTIVE COVENANTS AND LANDOWNERS' AGREEMENT
PADRE ISLAND--CORPUS CHRISTI, ISLAND FAIRWAY ESTATES, BLOCKS 30, 34, 35, AND 36**

**THE STATE OF TEXAS }
COUNTY OF NUECES }** **KNOW ALL PERSONS BY THESE PRESENTS:**

WHEREAS, by instrument entitled "Protective Covenants and Landowners' Agreement, Padre Island - Corpus Christi, Island Fairway Estates, Blocks 30, 34, 35, and 36," dated January 15, 1975, recorded in Volume 1517, page 111, Deed Records, Nueces County, Texas (New Protective Covenants), Padre Island Investment Corporation ("Owner") imposed certain restrictions upon the use of the lots and tracts contained in said subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 40, pages 181-184, Map Records, Nueces County, Texas (the "Subdivision"); and

WHEREAS, such Protective Covenants and Landowners Agreement ("New Protective Covenants") was executed by Padre Island Investment Corporation, described as owner therein, and Westinghouse Credit Corporation; and

WHEREAS, such instrument was intended to repeal the original Protective Covenants and Landowners' Agreement for Island Fairway Estates, Blocks 30, 34, 35, and 36 ("Original Protective Covenants") dated February 25, 1972 and recorded in Volume 1424 Pages 417-426, Deed Records, Nueces County, Texas and become the sole controlling Protective Covenants and Landowners' Agreement for Island Fairway Estates Blocks 30, 34, 35 and 36, Padre Island-- Corpus Christi; and

WHEREAS, the New Protective Covenants contain language in Section 1 Paragraph 3 which inadvertently failed to state that such Covenants control and include Blocks 34, 35 and 36 in addition to Block 30, while stating such inclusiveness elsewhere where appropriate; and

WHEREAS, there are no other Protective Covenants and Landowners' Agreements recorded subsequently to the Original Protective Covenants which control and restrict Blocks 34, 35 and 36, Island Fairway Estates, Padre Island, Nueces County, Texas; and

WHEREAS, the Padre Island Investment Corporation contemporaneously with recording the New Protective Covenants recorded its First Amendment to Protective Covenants and Landowners' Agreement, Padre Island--Corpus Christi, Island Fairway Estates, Blocks 30, 34, 35 and 36 amending the New Protective Covenants and affirming and ratifying in such First Amendment through amended language contained therein that such New Protective Covenants extended to and controlled, among other property, Blocks 34, 35, and 36, Island Fairway Estates, Padre Island--Corpus Christi; and

WHEREAS, the Padre Isles Property Owners' Association ("Association") is the Homeowners' Association for the Development, successor to developer Padre Island Investment Corporation and agent for the property owners within the development; and

WHEREAS, the Association desires to affirm and ratify through this Third Amendment that the New Protective Covenants recorded at Vol. 1517 Pages 111-120 control and restrict Blocks 34, 35 and 36 in addition to Block 30, Island Fairway Estates, Padre Island--Corpus Christi; and

WHEREAS, said Protective Covenants were previously amended by the following instruments recorded in the Real Property Records, Nueces County, Texas:

<u>Date</u>	<u>Title</u>	<u>Volume</u>	<u>Page</u>
02/28/75	First Amendment to Protective Covenants and Landowners' Agreement, Padre Island--Corpus Christi, Island Fairway Estates, Blocks 30, 34, 35 and 36	1524	5-7
12/07/93	Second Amendment to Protective Covenants and Landowners' Agreement, Padre Island--Corpus Christi, Island Fairway Estates, Blocks 30, 34, 35 and 36	<u>Document #</u> 886711	

(the above described Protective Covenants and Landowners' Agreement, Padre Island--Corpus Christi, Island Fairway Estates, Blocks 30, 34, 35 and 36, together with the two above described amendments are collectively referred to as the "Protective Covenants"); and

WHEREAS, Section VIII. Amendment, of the Protective Covenants provides that: At any time the owners of the legal title to 51% of all lots in said subdivision may amend the restrictions, covenants, conditions, and matters set forth herein by filing an instrument containing such amendment in the Office of the County Clerk of Nueces County, Texas, except that, prior to the expiration of fifteen (15) years from date hereof, no such amendment shall be valid or effective without the joinder of Owner, its successors or assigns; and

WHEREAS, each record owner was sent a ballot, including and explaining the proposed amendment, to vote for or against this covenant amendment for the subdivision; and

WHEREAS, of the 107 record properties within the subdivision, a total of 70 ballots were returned to the Padre Isles Property Owners Association within the time provided; and

WHEREAS, each ballot so returned to the Association was verified, as required, by the Secretary of the Association as to the stated record owner of the particular property voting and the vote cast by said record owner; and

WHEREAS, 68 ballots so returned and verified were voted **FOR** this covenant amendment; and

WHEREAS, 2 ballots so returned were voted **AGAINST** this covenant amendment; and,

WHEREAS, the Padre Isles Property Owners Association has verified that a majority of the record owners holding title in the subdivision has voted in favor of amending these covenants as proposed and as required by these Protective Covenants; and

WHEREAS, more than 15 years have elapsed since the original covenants were filed of record;

NOW, THEREFORE, the Padre Isles Property Owners' Association hereby amends the following paragraphs of the New Protective Covenants recorded at Vol. 1517 Pages 111-120, Deed Records of Nueces County, Texas, as follows:

Section I, Scope of Restrictions, Paragraph 3, final sentence, which now reads: "It is the intention of Owner for only the restrictions, conditions and use limitations herein set forth to hereafter apply to and encumber Padre Island--Corpus Christi, Island Fairway Estates Block 30.", is hereby ~~deleted~~ and the following sentence is substituted therefor: "These restrictions, conditions and use limitations herein set forth apply to and encumber Padre Island-Corpus Christi Island Fairway Estates Blocks 30, 34, 35 and 36."

Section IV, General Land Use,

Paragraph 6, first sentence, is amended to read: "For Blocks 34, 35 & 36, no sign of any kind shall be displayed to the public view upon any lot except one non-flashing sign of not more than 25 square feet without the prior written approval of the Committee; and for Block 30, no sign of any kind shall be displayed to the public view except one professional sign of not more than five square feet advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period."

Paragraph 14, is amended to read: "After construction has begun, improvements must be completed no longer than eighteen months, for multi-family dwellings, and twelve (12) months for single-family dwellings, from the start of construction, unless delayed for some reason beyond the lot owner's control, in which event the Committee may extend the foregoing time limits."

New Paragraph 18, is added to read as follows: "Block 30 only. No garage or outbuilding apartments for rental purposes will be permitted on any lot. All living quarters on the property, other than the main building, are to be used for the bona fide use of the owner's or occupant's immediate family or servants only."

Section V, Design and Placement of Improvements,

Paragraph 5, Fences or Walls: second sentence, which now reads: "No fence shall be constructed higher than six feet (6'), unless approved by the Committee; provided, however, no fence or wall exceeding three feet (3') in height shall be erected, altered or maintained on that portion of any lot adjoining the golf course area or any open green area located within or adjoining the addition." is hereby ~~deleted~~ and the following sentence is substituted therefor: "No fence shall be constructed higher than four feet (4'), unless approved by the Committee."

Paragraph 9, Parking: is amended to read: "For Blocks 34, 35 & 36 only, one (1) parking space shall be provided for every apartment or dwelling unit without a separate bedroom, one and one-half (1-1/2) parking spaces for every one bedroom apartment or dwelling unit, and two (2) parking spaces for each apartment or dwelling unit containing two or more bedrooms, located within improvements constructed on any lot in the addition."

Paragraph 10, Height: is amended to read: "No building located upon Lots 21, 22 and 23, Block 34, may exceed three stories or forty-five feet in height whichever is the lower; and no building located upon any other lot or tract of land located within Blocks 34, 35 and 36 may exceed four stories or sixty feet in height, whichever is the lower; unless: (a) the total surface area used for the ground floor of any such building (excluding walkways and parking areas) does not exceed 50 percent (50%) of the total surface area of the platted lot or tract upon which the building is located; and (b) the total living area (excluding patios, balconies, decks, walkways and parking areas) of any such building does not exceed an area which is twice the total surface area of the platted lot or tract upon which such building is located."

Paragraph 11, Open Space: is amended to read: "For Blocks 34, 35 & 36, all improvements to be constructed on any lot shall be designed and constructed in such a manner so that each lot shall contain a minimum "open space", as hereafter defined, equal to twenty-five percent (25%) of the surface area of such lot. The phrase "open space" shall mean space without improvements of any nature upon the surface of the ground, unoccupied and unobstructed from the ground upward except for landscaping, vegetation, standard-size sidewalks and fountains."

New Paragraph 13, added, to read as follows: "Minimum Floor Areas: No single family dwelling shall be permitted on any lot within the subdivision unless the floor area of the enclosed main dwelling, exclusive of porches, garages, whether attached or detached, breezeways, patios or other appendages, complies with the following requirements:

- a. The area of the enclosed main dwelling of any one-story single family dwelling must not contain less than 1800 square feet;
- b. The total floor area of the enclosed main dwelling of any two-story single family dwelling must contain not less than 1800 square feet of which the first floor (ground floor) must not be less than 900 square feet."

Section VI Landowners' Agreement, Paragraph 2, first sentence, is amended to read: "In order to provide a fund for the proper maintenance of such common areas, hereinafter called "Maintenance Fund," there is hereby imposed upon each lot in the subdivision an annual maintenance charge which shall not exceed two cents (\$0.02) per square foot contained in each multi-family lot and one cent (\$0.01) per square foot contained in each single family lot."

Padre Isles Property Owners Association, Inc., as designated "Trustee" under terms of these covenants, and acting as Agent, hereby executes this amendment.

EXECUTED this 13th day of September, 1995

PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.

By: Elizabeth P. Walker
Elizabeth P. Walker, President

By: Robert J. Southard
Robert J. Southard, Secretary

THE STATE OF TEXAS }
COUNTY OF NUECES }

This instrument was acknowledged before me on the 13th day of September, 1995 by Elizabeth P. Walker, President and Robert J. Southard, Secretary, of the Padre Isles Property Owners Association, Inc., a non-profit corporation, on behalf of said corporation.



Mary Ellen Cardinale
NOTARY PUBLIC, STATE OF TEXAS

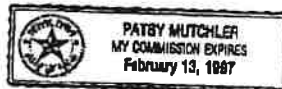
Asset Development Corporation, holding legal title to more than fifty-one percent (51%) of all lots in said subdivision, joins in the execution of this instrument as evidencing its approval hereof.

DATED this 19th day of September, 1995.
ASSET DEVELOPMENT CORPORATION.

By: C. B. Williams
C. B. Williams, Chairman

THE STATE OF TEXAS }
COUNTY OF NUECES }

This instrument was acknowledged before me on the 19th day of September, 1995 by C. B. Williams, Chairman, on behalf of said corporation.



Patsy Mutchler
NOTARY PUBLIC, STATE OF TEXAS

**AMENDMENT OF PROTECTIVE COVENANTS AND LANDOWNERS' AGREEMENT
PADRE ISLAND-CORPUS CHRISTI
SECTION E SUBDIVISION
BARATARIA BAY UNITS 1 & 2 SUBDIVISION
BARATARIA BAY UNIT 3 SUBDIVISION
BARATARIA BAY UNIT 4 SUBDIVISION
BARATARIA BAY UNIT 5 SUBDIVISION
COQUINA BAY SUBDIVISION
ISLAND FAIRWAY ESTATES SUBDIVISION
POINT TESORO UNIT 1 SUBDIVISION
POINT TESORO UNIT 4 SUBDIVISION
POINT TESORO UNIT 5 SUBDIVISION
SECTION NO. 2 (GALLEON BAY UNIT 2) SUBDIVISION
SECTION NOS. 3 AND 3A (GALLEON BAY UNIT 3) SUBDIVISION
SECTION NO. 4 (TRADEWINDS) SUBDIVISION**

WHEREAS, Padre Island-Corpus Christi, Section E (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated February 25, 1972, recorded at Volume 1424, Pages 351-59, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Section E, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 38, Pages 25-26, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Barataria Bay Units 1 & 2 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated August 20, 1968, recorded at Volume 1292, Pages 114-21, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Barataria Bay Units 1 & 2, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 34, Pages 60-61, and Pages 62-63, respectively, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Barataria Bay Unit 3 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated November 4, 1968, recorded at Volume 1300, Pages 426-33, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Barataria Bay Unit 3, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat

thereof recorded in Volume 34, Pages 86-87, Map Records,
Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Barataria Bay Unit 4 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated October 11, 1968, recorded at Volume 1300, Pages 418-25, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Barataria Bay Unit 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 34, Pages 84-85, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Barataria Bay Unit 5 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated March 12, 1969, recorded at Volume 1319, Pages 507-14, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Barataria Bay Unit 5, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 34, Pages 117-118, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Coquina Bay (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated February 25, 1972, recorded at Volume 1424, Pages 407-16, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Coquina Bay, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 38, Pages 47-54, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Island Fairway Estates (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated January 15, 1975, recorded at Volume 1517, Pages 100-110, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Blocks 29, 31, 32 and 33, Padre Island-Corpus Christi, Island Fairway Estates Blocks 24-33, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 40, Pages 154-59, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Island Fairway Estates (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated January 15, 1975, recorded at Volume 1517, Pages 111 et seq., Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island - Corpus Christi, Island Fairway Estates Block 30, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 40, Pages 181-82, Map Records, Nueces County, Texas, and Padre Island-Corpus Christi, Island Fairway Estates Blocks 34, 35 and 36, a subdivision of Padre Island, Nueces County, Texas, as shown by plat recorded in Volume 40, Pages 183-84, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Point Tesoro Unit 1 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated May 12, 1969, recorded at Volume 1328, Pages 494-502, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Point Tesoro Unit 1, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 34, Pages 145-46, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Point Tesoro Unit 4 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated September 2, 1969, recorded at Volume 1345, Pages 493-501, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Point Tesoro Unit 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 35, Pages 46-49, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Point Tesoro Unit 5 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated February 25, 1972, recorded at Volume 1424, Pages 369-77, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Point Tesoro Unit 5, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 38, Pages 32-33, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Section No. 2 (Galleon Bay Unit 2) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated November 20, 1967, recorded at Volume 1274, Pages 173-80, Deed Records of Nueces County, Texas, and the Protective Covenants and Landowners' Agreement dated May 24, 1973, recorded at Volume 1491, Pages 803-10, Deed Records of Nueces County, Texas as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Section No. 2, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 33, Pages 80-82, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Section No. 3 (Galleon Bay Unit 3) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated November 20, 1967, recorded at Volume 1261, Pages 97-104, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Section No. 3, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 33, Pages 83-84, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Section No. 3A (Galleon Bay Unit 3) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated February 25, 1972, recorded at Volume 1424, Pages 349-50, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Section No. 3A, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 38, Pages 22-23, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Section No. 4 (Tradewinds) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated September 18, 1967, recorded at Volume 1241, Pages 25-33, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Section No. 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 33, Pages 44-47, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Tract B, Section No. 4 (Tradewinds) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated December 8, 1976, recorded at Volume 1588, Pages 725-34, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Tract B, Padre Island-Corpus Christi, Section No. 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 33, Pages 44-47, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Lots 8 through 18, inclusive, Block 191, Section No. 4 (Tradewinds) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated September 23, 1976, recorded at Volume 1580, Pages 512-21, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Lots 8 through 18, inclusive, Block 191, Padre Island-Corpus Christi, Section No. 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 42, Pages 4-5, Map Records, Nueces County, Texas.

WHEREAS, Tract A, Padre Island-Corpus Christi, Section No. 4 (Tradewinds) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Declaration of Covenants, Conditions and Restrictions dated February 17, 1983, recorded at Volume 1856, Pages 357-365, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Tract A, Padre Island-Corpus Christi, Section No. 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 33, Pages 44-47, Map Records, Nueces County, Texas.

WHEREAS, the owners of more than fifty percent (50%) of the Lots in each Subdivision described above (and on Exhibit A attached) have approved amendments to the Protective Covenants and Landowners' Agreement in order to provide for future increases in annual maintenance charges;

NOW, THEREFORE, based upon the written approval of said amendments by the owners of more than fifty percent (50%) of the lots in each such Subdivision, the Board of Directors of the Padre Isles Property Owners Association, Inc. hereby files the following amendments which shall amend the Landowners' Agreement as provided below:

1. Article VI of the Protective Covenants and Landowners' Agreement concerning the maintenance of the common areas is amended to add to Section 2 therein an additional paragraph 2a providing as follows:

2a. Upon the transfer of record title to any lot which is used for a single-family residence or duplex following the recordation of this Amendment, the amount of the annual maintenance charge upon each such canal lot in the subdivision shall not exceed eight cents (8¢) per square foot of such lot, and the amount of the annual maintenance charge upon each such interior lot in the subdivision shall not exceed two cents (2¢) per square foot of such lot. For any lot which is used for other multi-family (tri-plex or greater) purposes or authorized commercial purposes, commencing in 2007 the amount of the annual maintenance charge shall increase by an amount not to exceed twenty percent (20%) of the existing annual maintenance charges provided in Section 2 above until the amount of the annual maintenance charge upon each such canal lot in the subdivision shall not exceed eight cents (8¢) per square foot of such lot, and the amount of the annual maintenance charge upon each such interior lot in the subdivision shall not exceed two cents (2¢) per square foot of such lot. Once assessed, annual maintenance charges shall be payable annually or in such installments as authorized by the Trustee.

Provided that, as to Tract A, Padre Island-Corpus Christi, Section No. 4 (Tradewinds) operating under the Declaration of Covenants Conditions and Restrictions dated February 17, 1983, recorded at Volume 1856, Pages 357-365, Deed Records of Nueces County, Texas, the foregoing amendment is added as Section 3a after Article III, Section 3 therein.

EXECUTED this 2nd day of January, 2007.

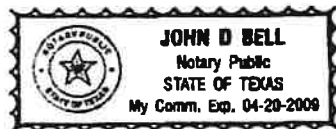
PADRE ISLES PROPERTY OWNERS
ASSOCIATION, INC.

By: John B. Fisher
John B. Fisher, President

STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged on this 2nd day of January, 2007, by John B. Fisher, the President of Padre Isles Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

Return to:
Padre Isles Property Owners Association, Inc.
c/o John D. Bell
Wood, Boykin & Wolter, P.C.
615 N. Upper Broadway, Suite 1100
Corpus Christi, Texas 78477

EXHIBIT A

<u>Subdivision Name</u>	<u>Covenants Filed of Record (Deed Records)</u>	<u>Map Filed of Record (Map Records)</u>
Section E	Volume 1424, Pages 351-59	Volume 38, Pages 25-26
Barataria Bay Units 1 & 2	Volume 1292, Pages 114-21	Volume 34, Pages 60-63
Barataria Bay Unit 3	Volume 1300, Pages 426-33,	Volume 34, Pages 86-87
Barataria Bay Unit 4	Volume 1300, Pages 418-25	Volume 34, Pages 84-85
Barataria Bay Unit 5	Volume 1319, Pages 507-14	Volume 34, Pages 117-118
Coquina Bay	Volume 1424, Pages 407-16	Volume 38, Pages 47-54
Island Fairway Estates	Volume 1517, Pages 100-110	Volume 40, Pages 154-59
Island Fairway Estates	Volume 1517, Pages 111 et seq.	Volume 40, Pages 181-82 Volume 40, Pages 183-84
Point Tesoro Unit 1	Volume 1328, Pages 494-502	Volume 34, Pages 145-46
Point Tesoro Unit 4	Volume 1345, Pages 493-501	Volume 35, Pages 46-49
Point Tesoro Unit 5	Volume 1424, Pages 369-77	Volume 38, Pages 32-33
Section No. 2 (Galleon Bay Unit 2)	Volume 1274, Pages 173-80 Volume 1491, Pages 803-10	Volume 33, Pages 80-82
Section No. 3 (Galleon Bay Unit 3)	Volume 1261, Pages 97-104	Volume 33, Pages 83-84
Section No. 3A (Galleon Bay Unit 3)	Volume 1424, Pages 349-50	Volume 38, Pages 22-23
Section No. 4 (Tradewinds)	Volume 1241, Pages 25-33	Volume 33, Pages 44-47
Tract B, Section No. 4 (Tradewinds)	Volume 1588, Pages 725-34	Volume 33, Pages 44-47
Lots 8 through 18, inclusive, Block 191, Section No. 4 (Tradewinds)	Volume 1580, Pages 512-21	Volume 42, Pages 4-5
Tract A, Section No. 4 (Tradewinds)	Volume 1856, Pages 357-365	Volume 33, Pages 44-47

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin is invalid and unenforceable under FEDERAL LAW, 3/12/89.

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED in file number sequence on the date and at the time stamped herein by me, and was duly RECORDED in the Official Public Records of Nueces County, Texas



Diana T. Barrera

DIANA T BARRERA
NUECES COUNTY, TEXAS

Doc# 2007000379
Pages 8
01/03/2007 4:02PM
Official Records of
NUECES COUNTY
DIANA T. BARRERA
COUNTY CLERK
Fees \$43.00

CORRECTION
AMENDMENT OF PROTECTIVE COVENANTS AND LANDOWNERS' AGREEMENT
PADRE ISLAND-CORPUS CHRISTI
SECTION E SUBDIVISION
BARATARIA BAY UNITS 1 & 2 SUBDIVISION
BARATARIA BAY UNIT 3 SUBDIVISION
BARATARIA BAY UNIT 4 SUBDIVISION
BARATARIA BAY UNIT 5 SUBDIVISION
COQUINA BAY SUBDIVISION
ISLAND FAIRWAY ESTATES SUBDIVISION
POINT TESORO UNIT 1 SUBDIVISION
POINT TESORO UNIT 4 SUBDIVISION
POINT TESORO UNIT 5 SUBDIVISION
SECTION NO. 2 (GALLEON BAY UNIT 2) SUBDIVISION
SECTION NOS. 3 AND 3A (GALLEON BAY UNIT 3) SUBDIVISION
SECTION NO. 4 (TRADEWINDS) SUBDIVISION

WHEREAS, Padre Island-Corpus Christi, Section E (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated February 25, 1972, recorded at Volume 1424, Pages 351-59, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Section E, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 38, Pages 25-26, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Barataria Bay Units 1 & 2 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated August 20, 1968, recorded at Volume 1292, Pages 114-21, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Barataria Bay Units 1 & 2, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 34, Pages 60-61, and Pages 62-63, respectively, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Barataria Bay Unit 3 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated November 4, 1968, recorded at Volume 1300, Pages 426-33, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Barataria Bay Unit 3, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat

thereof recorded in Volume 34, Pages 86-87, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Barataria Bay Unit 4 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated October 11, 1968, recorded at Volume 1300, Pages 418-25, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Barataria Bay Unit 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 34, Pages 84-85, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Barataria Bay Unit 5 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated March 12, 1969, recorded at Volume 1319, Pages 507-14, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Barataria Bay Unit 5, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 34, Pages 117-118, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Coquina Bay (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated February 25, 1972, recorded at Volume 1424, Pages 407-16, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Coquina Bay, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 38, Pages 47-54, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Island Fairway Estates (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated January 15, 1975, recorded at Volume 1517, Pages 100-110, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Blocks 29, 31, 32 and 33, Padre Island-Corpus Christi, Island Fairway Estates Blocks 24-33, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 40, Pages 154-59, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Island Fairway Estates (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated January 15, 1975, recorded at Volume 1517, Pages 111 et seq., Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island - Corpus Christi, Island Fairway Estates Block 30, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 40, Pages 181-82, Map Records, Nueces County, Texas, and Padre Island-Corpus Christi, Island Fairway Estates Blocks 34, 35 and 36, a subdivision of Padre Island, Nueces County, Texas, as shown by plat recorded in Volume 40, Pages 183-84, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Point Tesoro Unit 1 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated May 12, 1969, recorded at Volume 1328, Pages 494-502, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Point Tesoro Unit 1, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 34, Pages 145-46, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Point Tesoro Unit 4 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated September 2, 1969, recorded at Volume 1345, Pages 493-501, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Point Tesoro Unit 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 35, Pages 46-49, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Point Tesoro Unit 5 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated February 25, 1972, recorded at Volume 1424, Pages 369-77, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Point Tesoro Unit 5, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 38, Pages 32-33, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Section No. 2 (Galleon Bay Unit 2) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated November 20, 1967, recorded at Volume 1274, Pages 173-80, Deed Records of Nueces County, Texas, and the Protective Covenants and Landowners' Agreement dated May 24, 1973, recorded at Volume 1491, Pages 803-10, Deed Records of Nueces County, Texas as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Section No. 2, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 33, Pages 80-82, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Section No. 3 (Galleon Bay Unit 3) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated November 20, 1967, recorded at Volume 1261, Pages 97-104, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Section No. 3, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 33, Pages 83-84, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Section No. 3A (Galleon Bay Unit 3) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated February 25, 1972, recorded at Volume 1424, Pages 349-50, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Section No. 3A, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 38, Pages 22-23, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Section No. 4 (Tradewinds) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated September 18, 1967, recorded at Volume 1241, Pages 25-33, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island-Corpus Christi, Section No. 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 33, Pages 44-47, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Tract B, Section No. 4 (Tradewinds) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated December 8, 1976, recorded at Volume 1588, Pages 725-34, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Tract B, Padre Island-Corpus Christi, Section No. 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 33, Pages 44-47, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Lots 8 through 18, inclusive, Block 191, Section No. 4 (Tradewinds) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated September 23, 1976, recorded at Volume 1580, Pages 512-21, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Lots 8 through 18, inclusive, Block 191, Padre Island-Corpus Christi, Section No. 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 42, Pages 4-5, Map Records, Nueces County, Texas.

WHEREAS, Tract A, Padre Island-Corpus Christi, Section No. 4 (Tradewinds) (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Declaration of Covenants, Conditions and Restrictions dated February 17, 1983, recorded at Volume 1856, Pages 357-365, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Tract A, Padre Island-Corpus Christi, Section No. 4, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 33, Pages 44-47, Map Records, Nueces County, Texas.

WHEREAS, the owners of more than fifty percent (50%) of the Lots in each Subdivision described above (and on Exhibit A attached) have approved amendments to the Protective Covenants and Landowners' Agreement in order to provide for future increases in annual maintenance charges;

NOW, THEREFORE, based upon the written approval of said amendments by the owners of more than fifty percent (50%) of the lots in each such Subdivision, the Board of Directors of the Padre Isles Property Owners Association, Inc. hereby files the following amendments which shall amend the Landowners' Agreement as provided below:

1. Article VI of the Protective Covenants and Landowners' Agreement concerning the maintenance of the common areas is amended to add to Section 2 therein an additional paragraph 2a providing as follows:

2a. Upon the transfer of record title to any lot which is used for a single-family residence or duplex following the recordation of this Amendment, the amount of the annual maintenance charge upon each canal lot shall not exceed ten cents (10¢) per square foot, and the amount of the annual maintenance charge upon each interior lot shall not exceed two cents (2¢) per square foot. For any lot which is used for other multi-family (tri-plex or greater) purposes or authorized commercial purposes, commencing in 2007 the amount of the annual maintenance charge shall increase in equal amounts over five years until the amount of the annual maintenance charge upon each canal lot in the subdivision shall not exceed ten cents (10¢) per square foot, and the amount of the annual maintenance charge upon each interior lot in the subdivision shall not exceed two cents (2¢) per square foot. Once assessed, annual maintenance charges shall be payable annually or in such installments as authorized by the Trustee.

Provided that, as to Tract A, Padre Island-Corpus Christi, Section No. 4 (Tradewinds) operating under the Declaration of Covenants Conditions and Restrictions dated February 17, 1983, recorded at Volume 1856, Pages 357-365, Deed Records of Nueces County, Texas, the foregoing amendment is added as Section 3a after Article III, Section 3 therein.

This Correction Amendment of Protective Covenants and Landowners' Agreement amends and replaces in its entirety the original Amendment of Protective Covenants and Landowners' Agreement dated January 2, 2007, filed of record as Document No. 2007000379 of the Official Public Records of Nueces County, Texas, in order to correct the text of the amendment stated above to match the exact text approved by the majority of the property owners in said subdivisions, providing for an increase in the annual maintenance charge from two cents (2¢) per square foot to ten cents (10¢) per square foot and phasing in said increase.

EXECUTED this 3RD day of April, 2007, to be effective as of January 2, 2007.

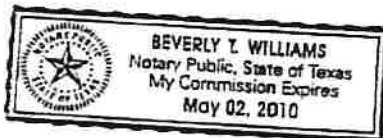
PADRE ISLES PROPERTY OWNERS
ASSOCIATION, INC.

By: 
John B. Fisher, President

STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged on this 3RD day of April, 2007, by John B. Fisher, the President of Padre Isles Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.




Notary Public, State of Texas

Return to:
Padre Isles Property Owners Association, Inc.
c/o John D. Bell
Wood, Boykin & Wolter, P.C.
615 N. Upper Broadway, Suite 1100
Corpus Christi, Texas 78477

EXHIBIT A

<u>Subdivision Name</u>	<u>Covenants Filed of Record (Deed Records)</u>	<u>Map Filed of Record (Map Records)</u>
Section E	Volume 1424, Pages 351-59	Volume 38, Pages 25-26
Barataria Bay Units 1 & 2	Volume 1292, Pages 114-21	Volume 34, Pages 60-63
Barataria Bay Unit 3	Volume 1300, Pages 426-33,	Volume 34, Pages 86-87
Barataria Bay Unit 4	Volume 1300, Pages 418-25	Volume 34, Pages 84-85
Barataria Bay Unit 5	Volume 1319, Pages 507-14	Volume 34, Pages 117-118
Coquina Bay	Volume 1424, Pages 407-16	Volume 38, Pages 47-54
Island Fairway Estates	Volume 1517, Pages 100-110	Volume 40, Pages 154-59
Island Fairway Estates	Volume 1517, Pages 111 et seq.	Volume 40, Pages 181-82 Volume 40, Pages 183-84
Point Tesoro Unit 1	Volume 1328, Pages 494-502	Volume 34, Pages 145-46
Point Tesoro Unit 4	Volume 1345, Pages 493-501	Volume 35, Pages 46-49
Point Tesoro Unit 5	Volume 1424, Pages 369-77	Volume 38, Pages 32-33
Section No. 2 (Galleon Bay Unit 2)	Volume 1274, Pages 173-80 Volume 1491, Pages 803-10	Volume 33, Pages 80-82
Section No. 3 (Galleon Bay Unit 3)	Volume 1261, Pages 97-104	Volume 33, Pages 83-84
Section No. 3A (Galleon Bay Unit 3)	Volume 1424, Pages 349-50	Volume 38, Pages 22-23
Section No. 4 (Tradewinds)	Volume 1241, Pages 25-33	Volume 33, Pages 44-47
Tract B, Section No. 4 (Tradewinds)	Volume 1588, Pages 725-34	Volume 33, Pages 44-47
Lots 8 through 18, inclusive, Block 191, Section No. 4 (Tradewinds)	Volume 1580, Pages 512-21	Volume 42, Pages 4-5
Tract A, Section No. 4 (Tradewinds)	Volume 1856, Pages 357-365	Volume 33, Pages 44-47

Doc# 2007017105
Pages 9
04/03/2007 3:04PM
Official Records of
NUECES COUNTY
DIANA T. BARRERA
COUNTY CLERK
Fees \$47.00

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED
in file number sequence on the date and at the
time stamped herein by me, and was duly RECORDED
in the Official Public Records of
Nueces County, Texas



Diana T. Barrera

Diana T. Barrera
NUECES COUNTY, TEXAS

Any provision herein which restricts the Sale, Rental or use
of the described REAL PROPERTY because of Race,
Color,
Religion, Sex, Handicap, Familial Status, or National Origin
is invalid and unenforceable under FEDERAL LAW,
3/12/89.

**SUPPLEMENT TO
AMENDMENT OF PROTECTIVE COVENANTS AND LANDOWNERS' AGREEMENT
PADRE ISLAND-CORPUS CHRISTI.**

ISLAND FAIRWAY ESTATES SUBDIVISIONS

WHEREAS, in 2006 the owners of more than fifty percent (50%) of the lots in various subdivisions in Padre Island - Corpus Christi approved amendments to the Protective Covenants affecting said subdivisions, and effective January 2, 2007, an Amendment of Protective Covenants and Landowners' Agreement was filed of record at Document No. 2007000379, Official Public Records of Nueces County, Texas, as corrected by Correction Amendment of Protective Covenants and Landowners' Agreement filed of record at Document No. 2007017105, Official Public Records of Nueces County, Texas (the "Amendment");

WHEREAS, such Amendment failed to include the following two subdivisions in Padre Island - Corpus Christi in which the amendments were approved by the owners of more than fifty percent (50%) of the lots in such subdivisions, and the Board of Directors of the Padre Isles Property Owners Association, Inc. is filing this instrument to supplement such Amendment in order to document such approval of record;

WHEREAS, Padre Island-Corpus Christi, Island Fairway Estates, Blocks 3, 45 and 46 (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated August 23, 1974, recorded at Volume 1504, Pages 988 et seq., Deed Records of Nueces County, Texas, as amended by any amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Lots 1, 2, 3, 4 and 5, Block 3, Padre Island-Corpus Christi, Island Fairway Estates, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 40, Pages 145-46, Map Records, Nueces County, Texas, such map or plat being a replat of Block 3, Padre Island-Corpus Christi, Island Fairway Estates, recorded in Volume 38, Pages 55-61, Map Records, Nueces County, Texas.

WHEREAS, Padre Island-Corpus Christi, Island Fairway Estates (a "Subdivision") is a subdivision in Corpus Christi, Texas operating under the Protective Covenants and Landowners' Agreement dated February 25, 1972, recorded at Volume 1424, Pages 417 et seq., Deed Records of Nueces County, Texas, as amended by any amendments filed of record in the Deed Records of Nueces County, Texas, covering the following property:

Padre Island - Corpus Christi, Island Fairway Estates, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 38, Pages 55 to 61, Map Records, Nueces County, Texas.

WHEREAS, the owners of more than fifty percent (50%) of the lots in each Subdivision described above and on Exhibit A attached also approved amendments to the Protective Covenants and Landowners' Agreement in order to provide for future increases in annual maintenance charges;

NOW, THEREFORE, based upon the written approval of said amendments by the owners of more than fifty percent (50%) of the lots in each such Subdivision, the Board of Directors of the Padre Isles Property Owners Association, Inc. hereby files the following amendments which shall amend the Protective Covenants and Landowners' Agreement as provided below:

1. Article VI of the Protective Covenants and Landowners' Agreement concerning the maintenance of the common areas is amended to add to Section 2 therein an additional paragraph 2a providing as follows:

2a. Upon the transfer of record title to any lot which is used for a single-family residence or duplex following the recordation of this Amendment, the amount of the annual maintenance charge upon each canal lot shall not exceed ten cents (10¢) per square foot, and the amount of the annual maintenance charge upon each interior lot shall not exceed two cents (2¢) per square foot. For any lot which is used for other multi-family (tri-plex or greater) purposes or authorized commercial purposes, commencing in 2011 the amount of the annual maintenance charge shall increase in equal amounts over five years until the amount of the annual maintenance charge upon each canal lot in the subdivision shall not exceed ten cents (10¢) per square foot, and the amount of the annual maintenance charge upon each interior lot in the subdivision shall not exceed two cents (2¢) per square foot. Once assessed, annual maintenance charges shall be payable annually or in such installments as authorized by the Trustee.

PROVIDED THAT, nothing by this Supplement shall affect the Amendment as it pertains to the following portions of Island Fairway Estates:

Blocks 29, 31, 32 and 33, Padre Island-Corpus Christi, Island Fairway Estates Blocks 24-33, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 40, Pages 154-59, Map Records, Nueces County, Texas, as also described in the Protective Covenants and Landowners' Agreement dated January 15, 1975, recorded at Volume 1517, Pages 100-110, Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas; and

Padre Island - Corpus Christi, Island Fairway Estates Block 30, a subdivision of Padre Island, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 40, Pages 181-82, Map Records, Nueces County, Texas, and Padre Island-Corpus Christi, Island Fairway Estates Blocks 34, 35 and 36, a subdivision of Padre Island, Nueces County, Texas, as shown by plat recorded in

Volume 40, Pages 183-84, Map Records, Nueces County, Texas, as also described in Protective Covenants and Landowners' Agreement dated January 15, 1975, recorded at Volume 1517, Pages 111 et seq., Deed Records of Nueces County, Texas, as amended by any Amendments filed of record in the Deed Records of Nueces County, Texas.

EXECUTED this 31st day of December, 2010.

PADRE ISLES PROPERTY OWNERS
ASSOCIATION, INC

By: Jeff F. Carlson
Jeff F. Carlson, President

STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged on this 31st day of December, 2010, by Jeff F. Carlson, the President of Padre Isles Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

Return to

WOOD, BOYKIN & WOLTER
615 N. UPPER BROADWAY, SUITE 1100
CORPUS CHRISTI, TEXAS 78401-0748

EXHIBIT A

<u>Subdivision Name</u>	<u>Covenants Filed of Record (Deed Records)</u>	<u>Map Filed of Record (Map Records)</u>
Island Fairway Estates	Volume 1424, Pages 417-426	Volume 38, Pages 55-61
Island Fairway Estates	Volume 1504, Pages 988 et seq.	Volume 40, Pages 145-46

Doc# 2011000128
Pages 4
01/03/2011 11:52AM
Official Records of
NUECES COUNTY
DIANA T. BARRERA
COUNTY CLERK
Fees \$27.00

Any provision herein which restricts the Sale,
Rental or use of the described
REAL PROPERTY because of Race, Color,
Religion, Sex, Handicap, Familial Status, or
National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89.

STATE OF TEXAS
COUNTY OF NUECES
I hereby certify that this instrument was FILED
in file number sequence on the date and at the
time stamped herein by me, and was duly RECORDED
in the Official Public Records of
Nueces County, Texas
Diana T. Barrera



Diana T. Barrera