

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAGO BELLO SUBDIVISION

THE STATE OF TEXAS §
COUNTY OF CAMERON §

This First Amendment to the **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAGO BELLO SUBDIVISION** is made on March 18, 2025 by Hacienda Lakeview, Inc., a Texas Corporation (“Declarant”).

RECITALS

WHEREAS, Declarants had previously submitted certain real property to a Subdivision known as the **LAGO BELLO SUBDIVISION** pursuant to Chapter 209 of the Texas Property Code (the “Act.”) and otherwise known as the Texas Residential Property Owners Protection Act (TRPOPA). Such Declaration was filed of record on October 6, 2017, in Volume 22929, Page 220, et seq., Official Records, Cameron County, Texas (hereafter the “Declaration”).

WHEREAS, pursuant to the provisions of Sections 2.05 and 2.06 of the Declaration, Declarants reserved certain Development Rights and Special Declarant Rights related to the Property.

WHEREAS, in addition to the reserved development and declarant rights to (1) “designate the boundaries of all Lots and Common Areas in the Subdivision as they are developed and platted and to construct improvements thereon,” and to (2) “modify, amend, revise and add to, at any time and from time to time, plats of survey for the Subdivision, setting forth such information as Declarant may deem necessary with regard to the Subdivision,” Declarants also reserved the rights, pursuant to Section 2.06 of the Declaration, to “submit all or portions of the Additional Property to [the] Declaration and thereby to cause the Additional Property, or such portions thereof as may be submitted, to become part of the Subdivision.”

WHEREAS, pursuant to the provisions of Section 11.02 of the Declaration, Declarant reserved the right to (1) amend, restate, modify or repeal, [the] Declaration and other dedicatory instruments; (2) amend, revise, modify, or vacate any Plat; and (3) annex and subject any other property to the scheme of this Declaration, provided that any annexation is not inconsistent with the scheme of the Subdivision.

WHEREAS, Declarant hereby, not only exercise its right to (1) designate the boundaries of all Lots and Common Areas in the Subdivision as they are developed and platted and to construct improvements thereon, and to (2) modify, amend, revise and add to, at any time and from time to time, plats of survey for the Subdivision, setting forth such information as Declarant may deem necessary with regard to the Subdivision, but they also exercise their rights to submit all or portions of the Additional Property to the Declaration and thereby to cause the Additional Property, or such portions thereof as may be submitted, to become part of the Subdivision.

WHEREAS, the real property subject to the exercise of the declarant is specifically described in **Exhibit A** (the "Additional Property").

NOW, THEREFORE, the Declaration is amended as follows:

Declarant hereby annexes a certain portion of the Additional Property into the coverage, scheme and jurisdiction of the Covenants, Conditions and Restrictions of Lago Bello Subdivision. Specifically, Declarant hereby annexes the 18 residential Lots depicted in that certain plat identified as FINAL PLAT OF LAGO BELLO SUBDIVISION, SECTION 2, filed in Cabinet 1, Page 5057, Map Records, Cameron County, Texas.

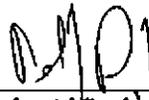
Specifically, the annexed Lots in Section 2 consist of Lots 7 thru 15, Block 1, and Lots 6 thru 15, Block 2, Lago Bello Subdivision, Section 2 as recorded in Cabinet 1, Page 5057, Map Records, Cameron County, Texas (the "Annexed Lots").

Hereafter the owners of the Annexed Lots shall be deemed to be members of the Lago Bello Property Owners Association, Inc. and shall have all of the rights, duties and obligations contained in the Declaration of Covenants, Conditions and Restrictions for Lago Bello Subdivision filed of record in Volume 22929, Page 220, et seq., Official Records, Cameron County, Texas (hereafter the "Declaration").

The Annexed Lots are hereby annexed subject to the regulations of the Declaration and Declarant designates the boundaries of all Lots and Common Areas in the Subdivision as set forth in **Exhibit A**. Declarants also submits all of the Additional Property to the Declaration and thereby causes the Annexed Lots to become part of the Subdivision and subject to the Declaration

The amendment shall be effective on filing in the office of the county clerk of Cameron County, Texas.

HACIENDA LAKEVIEW, INC.,
a Texas Corporation.



By: Paolo Alfieri
Its: President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me by Paolo Alfieri, President of Hacienda Lakeview, Inc. on this the 19 day of March, 2025.



Christina Logan

Notary Public, State of Texas

Wlog

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2025-9439

eRecording - Real Property

Recorded On: March 20, 2025 03:09 PM

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" Examined and Charged as Follows: "

Total Recording: \$47.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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

File Information:

Document Number: 9439
Receipt Number: 20250320000135
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835 E LEVEE
BROWNSVILLE TX 78520



**STATE OF TEXAS
COUNTY OF CAMERON**

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

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX