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AFTER RECORDING RETURN TO:

PHILLIP H. SCHMANDT  
MCGINNIS LOCHRIDGE LLP  
1111 W. 6<sup>th</sup> Street  
Bldg. B, Suite 400  
Austin, Texas 78703

**VERAMENDI**  
**FIRST AMENDMENT TO MASTER COVENANT**  
**[RESIDENTIAL]**

*(A Master Planned Community in Comal County, Texas)*

**Cross reference to:** Veramendi Master Covenant [Residential] recorded as Document No. 201806003832 in the Official Public Records of Comal County, Texas.

**VERAMENDI**  
**FIRST AMENDMENT TO MASTER COVENANT**  
**[RESIDENTIAL]**

This First Amendment to Master Covenant [Residential] for Veramendi (this “**First Amendment**”) is made by Veramendi Development Company, LLC, a Texas limited liability company (“**Declarant**”), and is as follows:

**RECITALS**

- A. Declarant previously executed and recorded that certain Veramendi Master Covenant [Residential] recorded as Document No. 201806003832 in the Official Public Records of Comal County, Texas (the “**Master Covenant**”).
- B. *Section 8.03* of the Master Covenant provides that the Master Covenant may be amended by Declarant acting alone and unilaterally.
- C. Declarant desires to amend the Master Covenant as set forth below.

**AMENDMENT**

1. **Reserve Fund Fee.** At the initial sale of a Lot or Condominium Unit from a Homebuilder to an Owner, and in addition to any Working Capital Assessment, the Owner will pay a one-time reserve fund fee to the Association in such amount as may be determined by the Board from time to time in its sole and absolute discretion (the “**Reserve Fund Fee**”). The Reserve Fund Fee will be collected at the closing of such sale and will be payable to the Association. The Reserve Fund Fee is not an advance payment of any other assessment levied under the Master Covenant and shall be for the sole benefit of the Association. The levy of any Reserve Fund Fee will be effective only upon the Recordation of a written notice, signed by a duly authorized officer of the Association, setting forth the amount of the Reserve Fund Fee.

2. **Miscellaneous.** The Master Covenant remains in full force and effect except as expressly modified by this First Amendment. All capitalized terms used in this First Amendment shall have the meaning ascribed to them in the Master Covenant unless otherwise defined in this First Amendment.


*Signature page to follow*

Executed to be effective this 31 day of October, 2023.

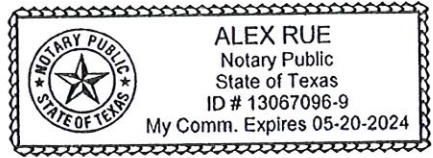
**DECLARANT:**

**Veramendi Development Company LLC,**  
a Texas limited liability company

By: **ASA Properties, LLC,**  
a Texas limited liability company,  
its Sole Manager


By:   
Peter James, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF COMAL   §



This instrument was acknowledged before me on this 31 day of October, 2023 by Peter James, President of ASA Properties, LLC, a Texas limited liability company, the Sole Manager of Veramendi Development Company, LLC, a Texas limited liability company, on behalf of said limited liability companies.

  
Notary Public, State of Texas

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
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 *Bobbie Koepf*