

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS
THE VALLEY RANCH, SECTION 10,
TRACTS 9 & 10, FIRST INSTALLMENT

THE STATE OF TEXAS §
 §
 §
COUNTY OF DALLAS §

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5.00 DEED
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TOTL

This First Amendment to the Declaration of Covenants, Restrictions and Conditions for The Valley Ranch, Section 10, Tracts 9 and 10, First Installment, is made and executed this 15th day of July 1991 by The Collections Homeowners Association, Inc. (the "Association"), a Texas nonprofit corporation and the association of owners of lots in The Valley Ranch, Section 10, Tracts 9 and 10, First Installment, a planned unit development located in the City of Irving, Dallas County, Texas ("The Collections").

WITNESSETH

WHEREAS, Section 7, Article IX of the Declaration of Covenants, Restrictions and Conditions for The Valley Ranch, Section 10, Tracts 9 and 10, First Installment, recorded on November 11, 1983, in Volume 83228, at Page 2716, Real Property Records of Dallas County, Texas (the "Declaration"), requires a vote of at least 75 percent of the members of the Association to amend the Declaration; and

WHEREAS, the members of the Association deem it to be in the best interests of the Association to lower the consents required to amend the Declaration in order to facilitate changes to the Declaration to protect property values and to ensure the successful operation and governance of The Collections; and

WHEREAS, on February 26, 1991, at an annual meeting of the Association, convened in part for the purpose of amending the Declaration to lower the consents required to amend the Declaration, which meeting was adjourned and reconvened on March 14, 1991, owners of 165 of the 215 lots voted to amend the Declaration to reduce the required consent to amend from 75 percent to two-thirds;

NOW THEREFORE BE IT RESOLVED THAT Section 7 of Article IX of the Declaration, titled *Amendment by Association*, is hereby amended to change a "75%" vote of its members, to a "two-thirds" vote of its members.

FURTHER RESOLVED, that upon filing this instrument with the County Clerk of Dallas County, Texas, the Association does amend the Declaration and does declare that The Collections shall be governed by the Declaration as amended by the provisions set forth herein, which constitute covenants running with the land.

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