



AMENDMENT

to

Documents 202116458 and 202116459 Burnet County Official Public Records

AMENDMENT dated March 9, 2022 to (a) the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens on and for The Point subdivision, Burnet County, Texas (“**DCCR’s**”); and (b) the By-Laws (“**POA By-Laws**”) of Prairie Point Property Owners Association Inc. (the “**Association**”), collectively referred to hereinafter as the “**Documents.**” Capitalized terms used in – but not defined by – this Amendment shall bear the meaning(s) ascribed to it/them in the respective original Document(s).

In consideration of the Documents and the mutual covenants herein, the undersigned, having legal authority to do so in their respective capacities as duly elected directors and officers of the Declarant and of the Association, do hereby amend the Documents as follows:

1. The definition of the term “**Fiscal Year**” in the Documents is deleted and replaced with the following:

“Fiscal Year” shall mean each twelve (12) month period commencing on October 1 and ending on the following September 30, unless the Board shall otherwise select and alternative twelve-month period.”

2. Effective October 1, 2022, Section 2 of Article VIII of the POA By-Laws, and Section 5.03 of the DCCR’s, shall be modified so that the “initial Annual Assessment” and “regular base assessment”, respectively, shall be \$600.00 per Developed Lot and \$300.00 per Undeveloped Lot per Fiscal Year.
3. In accordance with Section 5.B of Article VIII of the POA By-Laws, at its option but not obligation, the Association’s Board may require collection of a full year’s Annual Assessment at closing upon the initial purchase of each Lot, and the Association shall apply any applicable pro-rated credit to the account of the Owner(s), Member(s), and/or Resident(s) for the next Fiscal Year.
4. The following shall be added to Article II of the POA By-Laws and shall replace the previous definition of the Consumer Price Index as written in Article I of the DCCR’s:

“Consumer Price Index” (or “CPI”) shall mean and refer to the monthly not seasonally adjusted indices of the national Consumer Price Index for All Urban Consumers (All Items: 1982-1984 equals 100) issued the Bureau of Labor Statistics of the U.S. Department of Labor and the present purchasing power represented thereby. In the event the compilation and/or publication of the CPI shall be substantially revised, transferred to any other governmental department or bureau or agency or shall be discontinued, then the index (or substitute procedure which reasonably reflects and monitors fluctuations in consumer prices) most nearly the same as CPI shall be used to make calculations envisioned herein, or in the event no such alternative index exists or a dispute arises concerning the selection of such

alternative index, the Board shall have the final right and power to select and/or formulate such and alternate index."

5. The Association hereby ratifies and reaffirms as its by-laws those By-Laws recorded in the Official Public Records of Burnet County Texas on September 30, 2021 as Document No. 202116459, as amended herein.

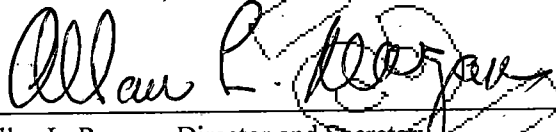
Other than as specifically set forth above, all other terms and conditions of the Documents are ratified and shall remain in full force and effect.

We, the undersigned, do hereby assent to and adopt the foregoing ratifications and amendments to the POA By-Laws and DCCRs effective as of the date first above written, in Burnet County, Texas.

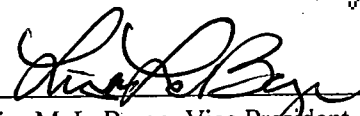
PRAIRIE POINTE ESTATES INC. ("Declarant"):



Duane M. Davis, President and Director




Allan L. Reagan, Director and Secretary




Lisa M. LaBerge, Vice President

PRAIRIE POINT PROPERTY OWNERS ASSOCIATION INC. ("Association"):



Duane M. Davis, Director



Allan L. Reagan, Director



Lisa M. LaBerge, Director

[NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

State of Texas §
County of Mills §

BEFORE ME, the undersigned authority, on this day personally appeared Duane M. Davis, known to me to be the President and a Director of Prairie Pointe Estates Inc. and a Director of Prairie Point Property Owner's Association Inc., and he executed the foregoing instrument on behalf of said corporations.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25 day of March, 2022.

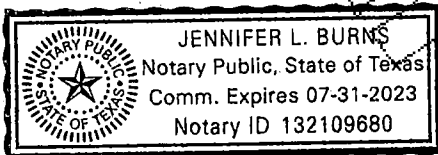


Jessica B. Balencia
Notary Public in and for the State of Texas

State of Texas §
County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Allan L. Reagan, known to me to be Secretary and a Director of Prairie Pointe Estates Inc. and a Director of Prairie Point Property Owners Association Inc., and he executed the foregoing instrument on behalf of said corporations.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of March, 2022.

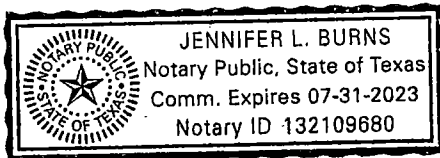


Jennifer L. Burns
Notary Public in and for the State of Texas

State of Texas §
County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Lisa M. LaBerge, known to me to be the Vice President of Prairie Pointe Estates Inc. and a Director of Prairie Point Property Owners Association Inc., and she executed the foregoing instrument on behalf of said corporations.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of March, 2022.



Jennifer L. Burns
Notary Public in and for the State of Texas

After Recording, please return to:

Kari M. Schimpf
c/o Aramcor, Inc.
2000 S. Interstate Hwy 35 Ste Q11
Round Rock, TX 78681-6942

Unofficial Document



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

3/25/2022 10:08:10 AM

FEE: \$34.00

202204667

AMD

