



EXHIBIT A

**AMENDMENT TO THE MASTER DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR BULVERDE VILLAGE**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

WHEREAS, on March 26, 2005, the Article of Incorporation for the Bulverde Village Property Owners Association (the “Association”) were filed in the office of the Secretary of State of Texas;

WHEREAS, the Association is subject to the Master Declaration of Covenants, Conditions and Restrictions for Bulverde Village, recorded on March 29, 2005, in Volume 11303, Pages 653-687 of the Official Public Records of Real Property of Bexar County, Texas, and as supplemented (the “Declaration”);

WHEREAS, the Association is subject to certain Bylaws adopted by the initial Board of Directors and recorded in Document #20050066462 of the Official Public Records of Real Property of Bexar County, Texas, and as amended (the “Bylaws”);

WHEREAS, Section 10.2(b)(i) of the Declaration grants the Board of Directors the power to amend such Declaration so long as there is a Declarant Director and that Declarant Director concurs with the decision to amend; and

WHEREAS, the Board has concluded it is in the best interests of the Association and the Members to amend the Declaration to include Wilderness Oaks parkway in Section 3.7 of the Declaration regarding Parkway Maintenance so as to require the Association to maintain the parkway in front of The Point Subdivision in accordance with the standards set forth therein.

NOW, THEREFORE, the President and Secretary of the Association do hereby certify that the following amendments to the Declaration were adopted by unanimous written consent in lieu of a meeting:

Article III, Section 3.7, of the Declaration is amended in its entirety to read as follows:

3.7 **Parkway Maintenance**. The Parkway shall be the primary Dedicated Right-of-Way for the Property providing access to and from Bulverde Road. The main rights-of-way are Bulverde Oak, Bulverde Green and Wilderness Oaks, **Exhibit A – Tracts C, D, E & I**, however, the only portion of Wilderness Oaks that will be subject to this Section shall be the western side of Wilderness Oaks that fronts **Tract H** as depicted on **Exhibit A**. The Parkway(s) shall be seventy feet (70’) wide and situated substantially



as depicted on the Master Plan, with such variations as Declarants shall deem appropriate in their sole discretion. The area located beyond the right-of-way is the responsibility of the individual HOA. Upon completion, the Parkway right-of-way will be dedicated to Bexar County for vehicular access as a Dedicated Right-of-Way. The Parkway (and such other Dedicated Right-of-Way as the Board of the POA from time to time shall deem appropriate), and the Parkway Pedestrian, Landscape and Utility Easement shall be maintained by the POA to the extent of available funds from Assessments as herein provided, including, without limitation, the following: (collectively, the “**Parkway Maintenance**”):

- (a) The maintenance and irrigation of landscaping, if any, but specifically excluding any landscaping at the entrance to any Residential Lot, or other development, in which landscaping is particular to that development;
- (b) The maintenance of fencing and monuments, if any, but specifically excluding any fencing (other than common fencing along the Parkway or the Parkway Pedestrian, Landscape and Utility Easement), or monuments which are particular to any Development Unit, Residential Lot, or other development;
- (c) The maintenance of accent and landscape lighting and monument lighting, if any, but specifically excluding any lighting (other than lighting common to all of the Parkway or the Parkway Pedestrian, Landscape and Utility Easement), which is particular to any Development Unit, Residential Lot, or other development;
- (d) Maintenance of drainage easements within the public right-of-way from time to time, in the sole and absolute discretion of the Board of the POA;
- (e) The maintenance of such other improvements in or to the Parkway and/or the Parkway Pedestrian, Landscape & Utility Easement, as the Board of the POA, in its sole and absolute discretion, may from time to time deem necessary and appropriate to maintain, and consistent with this **Section 3.7** and this Master Declaration.

By their signatures below, the President and Secretary of the Association certify that the foregoing Amendment to the Declaration was validly adopted by the Board of Directors by unanimous written consent in lieu of a meeting.

Signed the 14th day of December, 2010

BULVERDE VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

Annette Ontiveros
By: Annette Ontiveros, President

STATE OF TEXAS

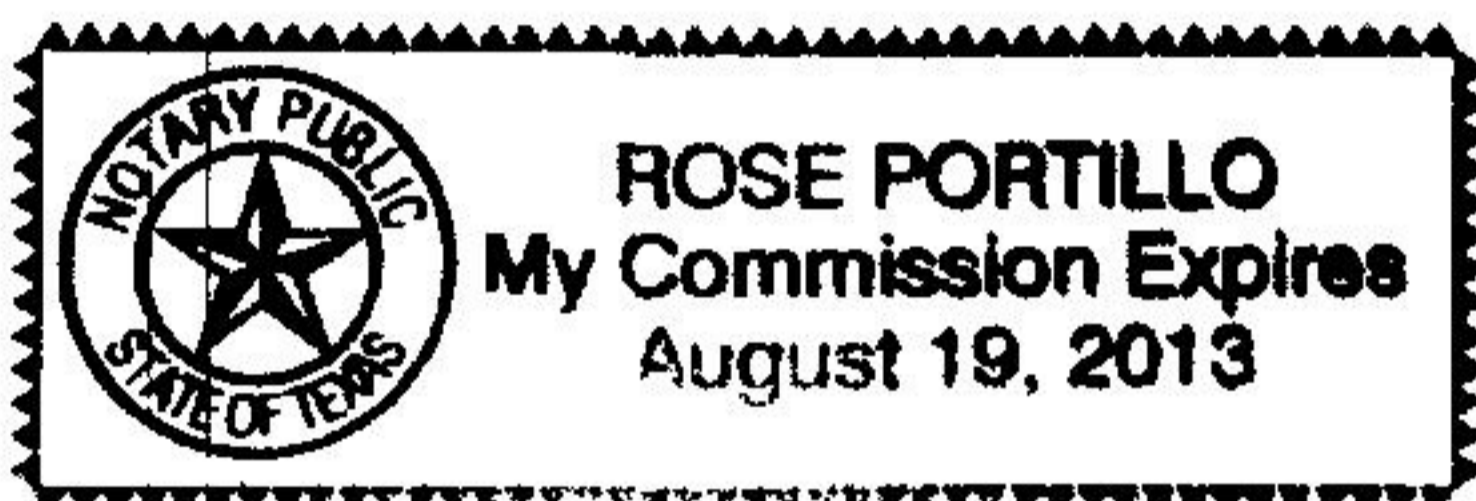
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COUNTY OF BEXAR

ACKNOWLEDGED before me on date set forth above, by Annette Ontiveros, President of the Bulverde Village Property Owners Association, Inc., a Texas non-profit corporation.

Rose Portillo
Notary Public, State of Texas

Signed the 14th day of December, 2010



BULVERDE VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

Mike Cisneros
By: Mike Cisneros, Secretary

STATE OF TEXAS

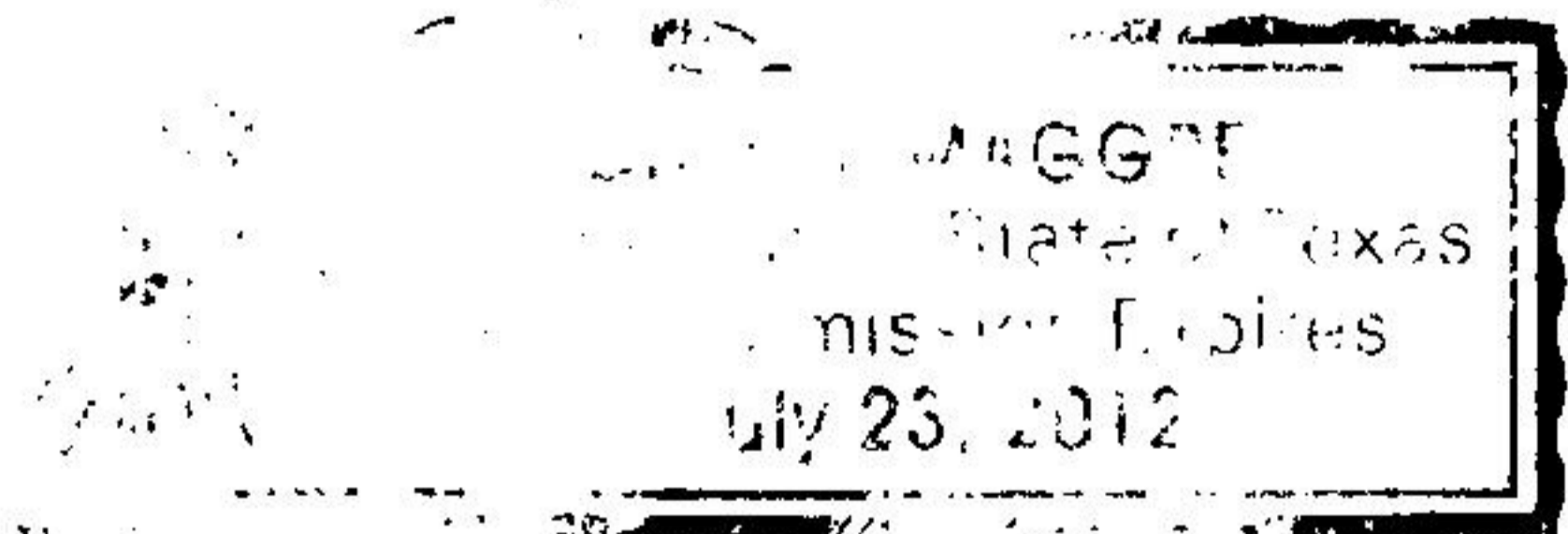
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COUNTY OF BEXAR

ACKNOWLEDGED before me on date set forth above, by Mike Cisneros, Secretary of the Bulverde Village Property Owners Association, Inc. a Texas non-profit corporation.

Cheryl Maggret
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Patricia Tschirhart
c/o Association Management Services
1600 N.E. Loop 410, Suite 202
San Antonio, Texas 78209



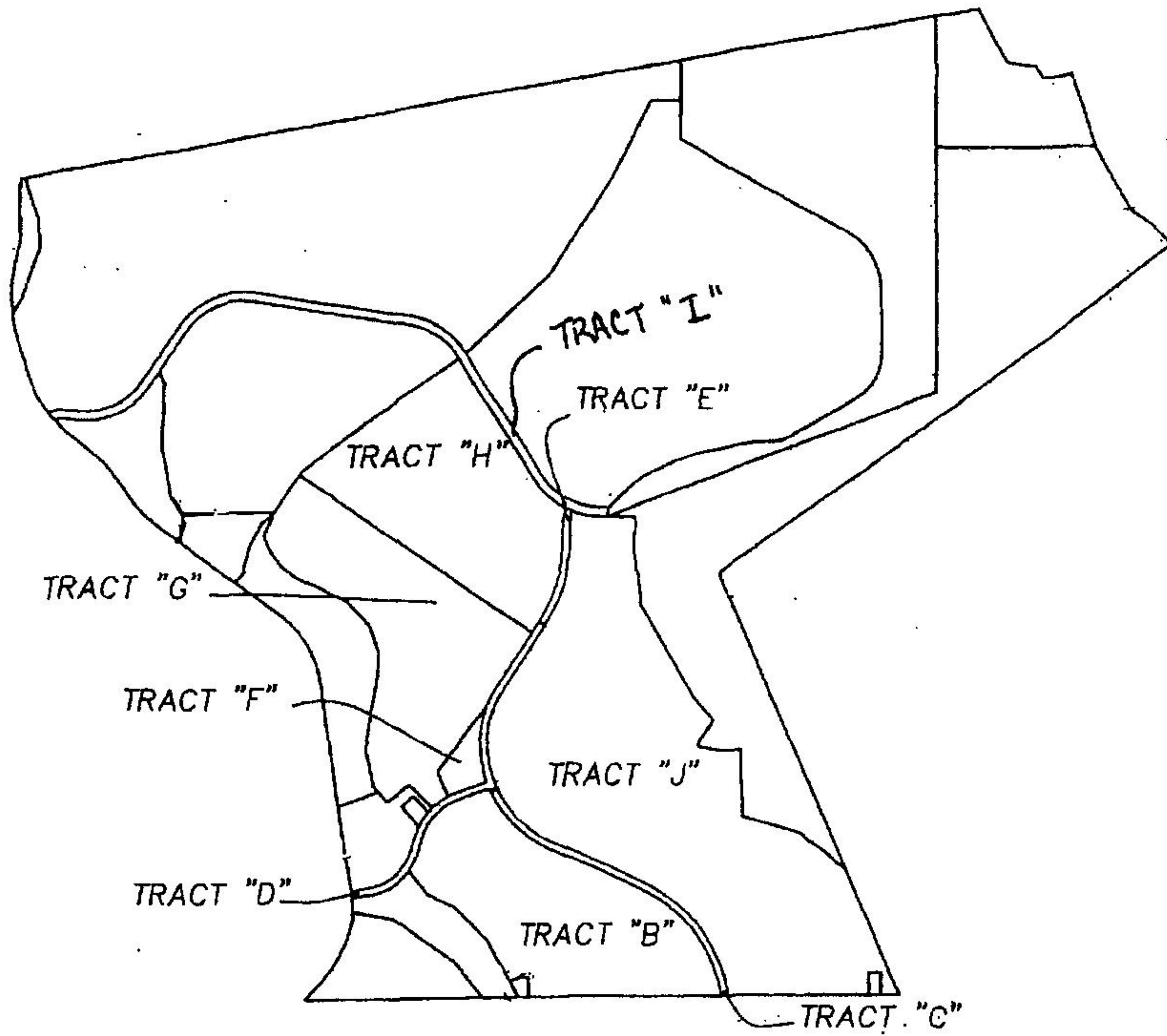


Exhibit "A"
Property

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CARBON OR
PHOTO COPY, DISCOLORED PAPER ETC.

Any provision herein which restricts the size, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
 I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20100229408 Fees: \$28.00
 12/23/2010 2:37PM # Pages 4
 Filed & Recorded in the Official Public
 Records of BEXAR COUNTY
 GERARD RICKHOFF COUNTY CLERK

DEC 23 2010



Gerard Rickhoff
 COUNTY CLERK BEXAR COUNTY, TEXAS