

AFTER RECORDING RETURN TO:

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CARMEN HEIGHTS

AMENDED AND RESTATED
ADOPTION OF WORKING CAPITAL ASSESSMENT

Declarant: MHI PARTNERSHIP, LTD., a Texas limited partnership

Cross reference to Carmen Heights Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20180108277 in the Official Public Records of Bexar County, Texas, as amended, and that certain Carmen Heights Adoption of Working Capital Assessment, recorded as Document No. 20180245341 in the Official Public Records of Bexar County, Texas.

CARMEN HEIGHTS
AMENDED AND RESTATED ADOPTION OF WORKING CAPITAL ASSESSMENT

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AMENDED AND RESTATED ADOPTION OF WORKING CAPITAL ASSESSMENT

The following Amended and Restated Adoption of Working Capital Assessment (the "**Adoption of Working Capital Assessment**") is made pursuant to *Section 6.08* of that certain Carmen Heights Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20180108277 in the Official Public Records of Bexar County, Texas, as amended (the "**Declaration**") by **MHI PARTNERSHIP, LTD.**, a Texas limited partnership (the "**Declarant**") and amends and restates in its entirety that certain Carmen Heights Adoption of Working Capital Assessment, recorded under Document No. 20180245341, Official Public Records of Bexar County, Texas. The Adoption of Working Capital Assessment is as follows:

- 1. Working Capital Assessment.** In accordance with *Section 6.08* of the Declaration, Declarant adopts a working capital assessment (the "**Working Capital Assessment**") in an amount equal to One Thousand and No/100 Dollars (\$1,000.00). The Working Capital Assessment applies to all Lots and Condominium Units subject to the Declaration unless otherwise exempt pursuant to *Section 6.08* of the Declaration. The Working Capital Assessment is a separate amount due and payable to the Association and shall not be applied as a credit or pre-payment of any other Assessments levied against a Lot or Condominium Unit pursuant to *Article 6* of the Master Covenant.
- 2. Subject to Change.** The amount of the Working Capital Assessment designated hereunder is subject to change from time to time by Declarant, until expiration or termination of the Development Period, and the Board thereafter.
- 3. Capitalized Terms.** Capitalized terms used by not defined herein shall have the meanings ascribed to such terms in the Declaration.

[SIGNATURE PAGE FOLLOWS]

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale 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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 6/25/2019 11:52 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk