

**AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS****PECAN VILLAGE ADDITION**

THIS AMENDMENT ("Amendment") was made on 12 day of November, 2025:

**WITNESSETH:**

WHEREAS, the Declaration of Covenants and Restrictions ("Declaration") for Pecan Village Addition ("Pecan Village") was made on November 18, 1998 by the Declarant,

WHEREAS, management of the Property has transferred from the Class B Member to the Class A Member,

WHEREAS, Article IX of the Declaration governs insurance coverage for the Property,

WHEREAS, Section 12.3 of the Declaration sets forth the means by which the Declaration can be amended from time to time,

WHEREAS, on the date indicated above a meeting was held in McLennan County, Texas to conduct a vote on this Amendment,

WHEREAS, the meeting was properly noticed in accordance with Section 12.3 by providing written notice sent to all Members at least thirty (30) days prior to the meeting which included a copy of the proposed Amendment,

WHEREAS, there was a quorum at that meeting of at least sixty percent (60%) of all the votes entitled to be cast,

WHEREAS, certification of co-owners' rights to vote were furnished as provided under the Bylaws,

WHEREAS, two-thirds (2/3rds) of the Members voted either in person or by proxy to approve this Amendment at said meeting;

NOW THEREFORE, the Declaration is amended as follows:

Section 9.1 of the Declaration is amended to add the following Subsection:

"9.1.3 Notwithstanding the foregoing, the Association's property insurance policy of shall cover any portion of the real property improvements that support outside surfaces, including studs and roof joists and any other supporting material serving as such. Owners shall provide property insurance coverage for all portions of the real property improvements which are inside of the

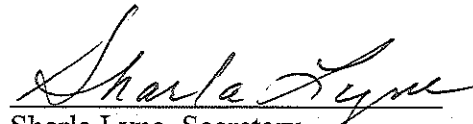
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townhouse that is supported by the studs, roof joists, and other supporting materials.”

The Board shall cause this Amendment to be promptly recorded in the Official Public Records of McLennan County, Texas and shall exercise due diligence to provide copies of this Amendment to all Members either by sending out copies to all Members, publishing this Amendment on a webpage created for the benefit of the Members, or both.

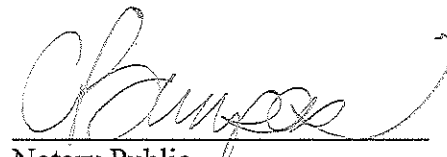
I certify that this Amendment was approved and adopted on the date set forth above and as described herein.

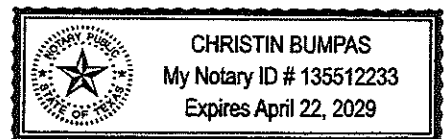
  
Sharla Lyne, Secretary

STATE OF TEXAS §

COUNTY OF MCLENNAN §

This instrument was acknowledged before me on the 12 day of November, 2025 by Sharla Lyne, Secretary of the HOMEOWNERS ASSOCIATION OF PECANVILLAGE, INC., a Texas nonprofit corporation.

  
Notary Public  
State of Texas



Cromwell Attn. Leighton Cromwell  
1725 Columbus Ave  
Waco, TX 76701

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*J. A. "Andy" Harwell*

J. A. "Andy" Harwell, County Clerk

11/20/2025 08:29 AM

Fee: \$19.00

2025035861 AMENDMENT

McLennan County, TX

