



FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
BEACHSIDE VILLAGE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON §

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Beachside Village was executed on August 22, 2003 and recorded in the Official Records of Real Property of Galveston County, Texas under County Clerk's File No. 2003062482 and Film Code No. 019-16-1734, et seq.;

WHEREAS, Article XII, Section 3 of the Declaration of Covenants, Conditions and Restrictions (hereinafter Declaration) provides that the terms and provisions of the Declaration may be amended at any time when an instrument setting forth said changes is signed by no less than seventy-five percent (75%) of the Owners and recorded in the real property records; and

WHEREAS, the undersigned owners of not less than seventy-five percent (75%) of the lots in Beachside Village subdivision desire to amend the Declaration to allow for expedient repair of damage caused in the case of a natural disaster;

NOW THEREFORE, Article VI, Section 10 is hereby ADDED as follows:

Section 10. Emergency Disaster Assessment. In addition to the annual and special assessments authorized above, the Board of Directors of the Association shall have the authority, only in the event of a natural disaster including, but not limited to, hurricanes or tornadoes or flooding associated therewith, to levy without a vote of the membership, in any assessment year, an Emergency Disaster Assessment applicable to that year only not to exceed \$1,000.00 per Lot. The purpose of this assessment is to defray, in whole or in part, the cost of reconstruction or repair of any damage to the subdivision caused by such natural disaster, and to expedite said reconstruction or repair.

Nothing herein is intended to alter, modify or amend the Declaration of Covenants, Conditions and Restrictions except as specifically provided hereinabove.

WITNESS THE EXECUTION HEREOF, this the 15th day of February, 2009.

Georgia Reese
(Signature)

Robert P. Reese
(Signature)

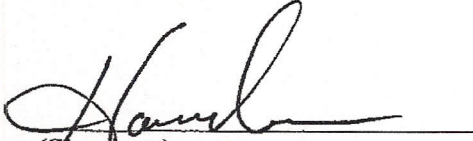
GEORGIA REESE
(Print Name)

ROBERT P. REESE
(Print Name)

11714 OPIHI, GALVESTON, Tx
(Print Street Address) 77554

3
(Lot) (Block)

ADOPTED this the 14th day of August, 2009, with the approval of the undersigned owners of at least seventy-five percent (75%) of the Lots in Beachside Village.


(Signature)

Harvey Michaels

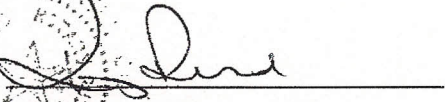
Director, Beachside Village Homeowner's Association, Inc. Board of Directors


(Signature)

Mark Older

Mark Older

Director, Beachside Village Homeowner's Association, Inc. Board of Directors

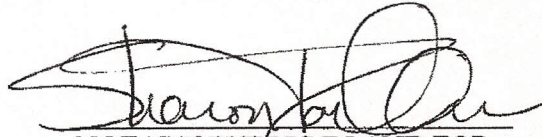

(Signature)

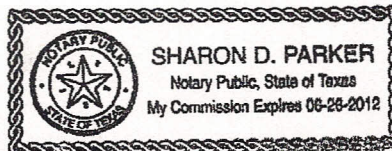
Kim Reuse

Director, Beachside Village Homeowner's Association, Inc. Board of Directors

THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §

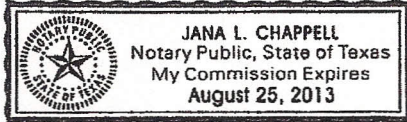
THIS INSTRUMENT was acknowledged before me on this the 14th day of August, 2009, by the said Harvey Michaels, Director, of BEACHSIDE VILLAGE HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §

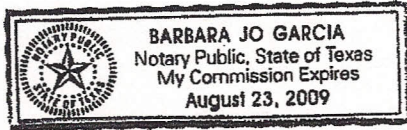
THIS INSTRUMENT was acknowledged before me on this the 4th day of August, 2009, by the said Mark Older, Director, of BEACHSIDE VILLAGE HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Jana L. Chappell
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §

THIS INSTRUMENT was acknowledged before me on this the 10th day of August, 2009, by the said Kim Reuse, Director, of BEACHSIDE VILLAGE HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Barbara Jo Garcia
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS