

VG-959-2023-3477359

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3477359

Billable Pages: 2

Recorded On: August 24, 2023 04:30 PM

Number of Pages: 3

DECLARATION

*****Examined and Charged as Follows*****

Total Recording: \$ 40.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3477359
Receipt No: 20230824000314
Recorded On: August 24, 2023 04:30 PM
Deputy Clerk: Olga Garcia
Station: CH-1-CC-K21

Record and Return To:

Madison Park Subdivision
PO BOX 4481
original returned to customer
Edinburg TX 78540



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

**PROPOSED SECOND AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR MADISON PARK SUBDIVISION
PHASES I & II**

1. Article V, Page 13, Section 10, is amended to read as follows:

“Animals” No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lots, except that no more than two (2) dogs and two (2) cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes. Also, without the board's prior written approval, no animal other than customary domesticated house pets may be kept on a lot or in a home. All animals outside the fenced area of the home shall be leashed at all times.

2. Article V, Page 13, Section 12, is amended to read as follows:

“Trucks, Buses, Boats, and Trailers” No truck larger than three-quarters of a ton, motor vehicles not currently licensed, boats, trailers, campers, construction trucks, motor or mobile homes, or other commercial vehicles shall be permitted to be parked on any Lot, except in a closed garage, or on any street for a period not to exceed twelve (12) hours in any twenty-four (24) hour period. Boats, trucks, buses, and trailers may be parked, kept, or stored in a side or rear driveway on a Lot. This restriction shall not apply to automobiles or small non-commercial passenger trucks in operable condition and regular usage, provided that any such vehicles are parked on an improved driveway. Such vehicles may also be parked on the street in front of a Lot for a period not to exceed twelve (12) hours in any twenty-four (24) hour period. No vehicle shall ever be permitted to be parked on the front or side lawn within view of the public. No vehicles shall ever be permitted to park on a driveway at a point where the vehicle obstructs pedestrians from use of a sidewalk. Any and all vehicles, trucks, buses, boats, and trailers may not be parked on any street within 30 feet of an intersection or entrance and exit gates to the subdivision. No vehicle may obstruct the flow of traffic, constitute a nuisance, or otherwise create a safety hazard in the subdivision.

**PROPOSED SECOND AMENDMENT OF ASSOCIATION MEMBERSHIP, VOTING
RIGHTS AND POWERS FOR MADISON PARK SUBDIVISION
PHASES I & II**

1. Article II, Page 4, Section 4, is amended to read as follows:

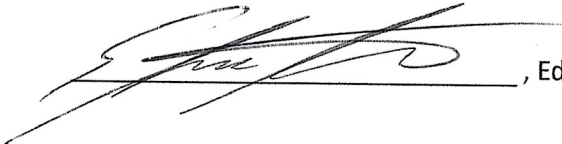
“Powers” Any owner [in the subdivision] shall have the right to enforce by a proceeding at law or in equity, all restrictions, conditions, covenants, ... imposed by the provisions of this declaration.

**PROPOSED SECOND AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR MADISON PARK SUBDIVISION
PHASES I & II**

2. Article II, Page 4, Section 4, is amended to read as follows:

"Powers" The Association has the right to take immediate action in removing the matter that creates the safety issue when there is a serious safety issue to the residents.

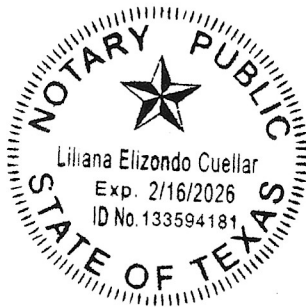
EXECUTED this 23rd day of August, 2023

 , Eduardo Castro, President

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 23 day of August, 2023,
by Eduardo Castro, President of Madison Park Home Owners Association Phases I and II in Edinburg, TX.



Notary Public, State of Texas
