THE STATE OF TEXAS §

COUNTY OF CAMERON §

SECOND AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS -- Bahia Point Subdivision
Any prior amendments are unaffected by this instrument

This is the second amendment to the subdivision covenants filed in the official records of Cameron County, recorded Instrument Number: 2022-50174 involving that certain described property as follows, Bahia Point Subdivision Phase II Subdivision:

> Lots 241-302 and reserve retention pond per map or plat recorded in the Map Records of the Cameron County, Texas, Document No. 2026-15387.

AMENDMENT

By previous instrument, Amendments I, II, and III were adopted. Further, Phase III was included as part of the Declaration of Covenants originally filed for Bahia Point.

AMENDMENT IV:

The Declaration of Covenants, Conditions and Restrictions originally filed by in the official records of Cameron County, Texas under recorded Instrument Number 2022-50174 are adopted for lots 241-302 as referenced herein. Those lots, and the retention pond as shown on the plat are annexed into Bahia Point Homeowner's Association, subject to the following amendments as to those lots identified herein only:

AMENDMENT V:

All homes must be a minimum of 1400 square feet of enclosed, air-conditioned living area.

AMENDMENT VI:

Each home shall have a minimum 2-car garage with a garage door at least 16 feet wide.

AMENDMENT VII:

Each home shall have a driveway of at least 18 feet in width.

AMENDMENT VIII:

A six (6) foot wooden privacy fence must be installed prior to issuance of a Certificate of Occupancy.

AMENDMENT IX:

Front yard must be completed with sod or ACC-approved xeriscaping before the issuance of the Certificate of Occupancy.

AMENDMENT X:

Rentals of less than 30 days shall be prohibited.

AMENDMENT XI:

CONSTRUCTION-SITE CLEANUP AND OWNER RESPONSIBILITY

Each Owner is responsible for compliance with this provision by the Owner's builders, contractors, subcontractors, suppliers, laborers, agents, and invitees. During any construction, remodeling, repair, or other improvement activity:

a. The Lot must be maintained in a clean, orderly, and reasonably safe condition.

b. Construction debris, trash, discarded materials, packaging, food and beverage containers, and other waste must be placed in a dumpster or other covered or securely contained receptacle appropriate for the work and located on the Lot, and must be removed as reasonably necessary.

c. Lightweight materials and waste must be secured so that they do not blow or migrate from the Lot.

d. Streets, curbs, gutters, drainage facilities, Common Areas, and neighboring Lots must be kept free of mud, debris, and waste generated by the work.

e. Upon completion or cessation of the work, all debris, waste, temporary materials, and construction equipment must be removed, and the site must be left in a clean and orderly condition.

A violation caused by any such person is attributable to the Owner. After the Association gives the notice and opportunity to cure required by applicable law, the Association may enforce this provision using the remedies authorized by the Declaration, the Association's adopted enforcement policies, and Texas law. If the Association incurs reasonable and necessary costs to remove construction debris from Common Areas or Association-maintained drainage facilities, or to repair damage caused by construction activity, those actual costs may be assessed against the Owner's Lot as an Assessment, together with any administrative charge lawfully adopted by the Board. The Board may adopt reasonable rules consistent with this Amendment to implement construction-site cleanup requirements.

Dated this the 7th day of August, 2026.

BAHIA POINT SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

By: _____
Denise Render, Director

By: _____
Kevin Campbell, Director

By: _____
David Logan, Director

By: _____
John Munoz, Director

DEVELOPER:
LA CUESTA SOL DEVELOPMENT, LTD., a Texas limited partnership

By: _____
Name: Kevin Campbell
Title: Partner

The Declaration of Covenants, Conditions and Restrictions originally filed by in the official records of Cameron County, Texas under recorded Instrument Number 2022-50174 are adopted for lots 241-302 as referenced herein and any subsequent amendments thereto, including this instrument, are hereby ratified by INTERNATIONAL BANK OF COMMERCE, a Texas banking corporation, the first lienholder.

INTERNATIONAL BANK OF COMMERCE, a Texas banking corporation

By: _____
Print Name: Al Villarreal
Title: CEO

BAHIA POINT SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

By: _____
Denise Render, Director

By: _____
Kevin Campbell, Director

By: _____
David Logan, Director

By: _____
John Munoz, Director

DEVELOPER:
LA CUESTA SOL DEVELOPMENT, LTD., a Texas limited partnership

By: _____

Name: _____

Title: _____

The Declaration of Covenants, Conditions and Restrictions originally filed by in the official records of Cameron County, Texas under recorded Instrument Number 2022-50174 are adopted for lots 241-302 as referenced herein and any subsequent amendments thereto, including this instrument, are hereby ratified by INTERNATIONAL BANK OF COMMERCE, a Texas banking corporation, the first lienholder.

INTERNATIONAL BANK OF COMMERCE, a Texas banking corporation

By: _____
Print Name: Al Villarreal
Title: CEO

SWORN AND SUBSCRIBED TO before me on the 7th day of August, 2026, by Kevin Campbell, as Director, of BAHIA POINT SUBDIVISION, HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

IRMA LEAL
My Notary ID # 128665755
Expires July 5, 2027

Notary Public, State of Texas

SWORN AND SUBSCRIBED TO before me on the 18 day of AUGUST, 2026, by Denise Render, as Director, of BAHIA POINT SUBDIVISION, HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

ADAM BAUGH
My Notary ID # 132991119
Expires March 23, 2029

Notary Public, State of Texas

SWORN AND SUBSCRIBED TO before me on the 1 day of _____, 2026, by David Logan, as Director, of BAHIA POINT SUBDIVISION, HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Notary Public, State of Texas

SWORN AND SUBSCRIBED TO before me on the 18 day of August, 2026, by John Munoz, as Director, of BAHIA POINT SUBDIVISION, HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

ADAM BAUGH
My Notary ID # 132991119
Expires March 23, 2029

Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF CAMERON

THE STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on August 5th, 2026, by Al VILLARREAL as CEO of INTERNATIONAL BANK OF COMMERCE, a Texas banking corporation

Daniel Bolanos
My Commission Expires
1/6/2027
Notary ID134129414

Notary Public, State of Texas
My commission expires: 1/6/2027

PREPARED IN THE LAW OFFICE OF:

MCCULLOUGH & MCCULLOUGH
323 East Jackson
Harlingen, Texas 78550
GM/ev

RETURN TO:
LA CUESTA SOL DEVELOPMENT, LTD
5701 W. Exp 83
Harlingen, Texas 78552

By: _____
David Logan, Director

By: _____
John Munoz, Director

DEVELOPER
LA CIUDAD SOL DEVELOPMENT, LTD., a Texas limited partnership

By: _____
Name: _____
Title: _____

The Declaration of Covenants, Conditions and Restrictions originally filed by in the official records of Cameron County, Texas under recorded Instrument Number 2022-90174 are adopted for lots 241-302 as referenced herein and any subsequent amendments thereto including this instrument are hereby ratified by INTERNATIONAL BANK OF COMMERCE, a Texas banking corporation, the first lienholder

INTERNATIONAL BANK OF COMMERCE, a Texas banking corporation

By: _____
Print Name: Al Villarreal
Title: CEO

SWORN AND SUBSCRIBED TO before me on the _____ day of _____, 2026, by Kevin Campbell, as Director, of BAHIA POINT SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation

_____
Notary Public, State of Texas

SWORN AND SUBSCRIBED TO before me on the _____ day of _____, 2026 by Denise Render, as Director, of BAHIA POINT SUBDIVISION, HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation on behalf of said nonprofit corporation

Notary Public, State of Texas

SWORN AND SUBSCRIBED TO before me on the 19 day of Aug., 2026, by David Logan, as Director, of BAHIA POINT SUBDIVISION, HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

ASHLEY WRIGHT
Notary Public - State of Michigan
County of Genesee
My Commission Expires Apr 10, 2029
Acting in the County of Genesee

Notary Public, State of ~~Texas~~ Michigan

SWORN AND SUBSCRIBED TO before me on the _____ day of _____, 2026, by John Allmon, as Director, of BAHIA POINT SUBDIVISION, HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on August _____, 2026, by Al VILLARREAL as CEO of INTERNATIONAL BANK OF COMMERCE, a Texas banking corporation

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE LAW OFFICE OF:

MCCULLOUGH & MCCULLOUGH
323 East Jackson
Harlingen, Texas 78550

Cameron County
Sylvia Garza-Perez
Cameron County Clerk

Instrument Number: 2026-30696

eRecording - Real Property

Recorded On: August 24, 2026 02:10 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: $63.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
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:		**Record and Return To:**
Document Number:	30696	CSC Global
Receipt Number:	20260824000147	835 E LEVEE
Recorded Date/Time:	August 24, 2026 02:10 PM	
User:	Karla G	BROWNSVILLE TX 78520
Station:	CC-26-6744	

STATE OF TEXAS
COUNTY OF CAMERON

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 County, Texas.**

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX