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THE STATE OF TEXAS X
COUNTY OF NUECES X

PROTECTIVE COVENANTS AND LANDOWNERS' AGREEMENT
PADRE ISLAND - CORPUS CHRISTI
SECTION G

Padre Island Investment Corporation, a Texas corporation, hereinafter called "Owner", is the owner of the surface estate in and to the following described property situated in Nueces County, Texas, to-wit:

Padre Island-Corpus Christi, Section G,
a subdivision of Padre Island, Nueces County, Texas,
as shown by map or plat thereof recorded in Volume 38,
pages 27, to 31, Map Records of Nueces County, Texas,
reference to which is here made, hereinafter referred to
as the "addition" or "subdivision";

subject to that certain Deed of Trust and Mortgage in favor of James Talcott, Inc., dated January 27, 1972, recorded in Volume 1277, page 681, Deed of Trust Records of Nueces County, Texas, which joins herein for the sole purpose of acknowledging, ratifying and approving the covenants and restrictions hereinafter set forth.

Owner has subdivided said addition into lots and blocks with intervening streets and easements for the construction, operation and maintenance of streets, walkways, utilities and drainage facilities and Owner has dedicated said streets, walkways and easements, as set forth on the above described map or plat.

I. SCOPE OF RESTRICTIONS

1. For the purpose of creating and carrying out a uniform plan for the improvement and sale of said addition, as a high-quality, marina type subdivision, to be constructed by Owner on its property situated on Padre Island, Nueces County, Texas, being the property described in deed into Owner dated July 5, 1965, recorded in Volume 1097, page 367, Nueces County Deed Records, reference to which is here made, which property is hereinafter referred to as the "Padre Island-Corpus Christi Project", or simply as "Padre Island-Corpus Christi", the following restrictions, conditions and use limitations are hereby established, adopted and imposed upon each lot or tract in said addition as shown by said map or plat thereof (each such lot or tract being hereinafter called a "tract").

2. The restrictions, conditions and use limitations hereinafter set forth shall constitute covenants running with the land, shall be binding upon and inure to the benefit of Owner, its successors and assigns, and upon all persons acquiring property in said addition, whether by purchase, descent, devise, gift or otherwise, and each person, by the acceptance of title to any tract out of such addition, shall agree and covenant to abide by and perform the terms, conditions, restrictions and covenants as set forth herein. Such restrictions, conditions and use limitations shall be made a part of each contract and/or deed executed by or on behalf of Owner conveying any tract by reference to the place of record of this instrument and by acceptance thereof, the grantee, and all persons claiming under him, shall be subject to and bound thereby, and each such contract and/or deed shall be conclusively held to have been executed, delivered and accepted subject to all the terms, conditions and restrictions set out in this instrument. In the event, however, of the failure of any contract and/or deed to any tract in said addition to refer to this instrument, this instrument shall nevertheless be considered a part thereof, and any conveyance of such tract shall be construed to be subject to the terms of this instrument.

II. DEFINITIONS

1. A "lot" or "tract" as used herein, shall be interpreted to mean a building site.

2. A "corner lot" is a lot which abuts more than one street. Any lot, except a corner lot, shall be deemed to front the street or canal upon which it abuts. A corner lot shall be deemed to front on the street on which it has the smallest dimension.

3. A "canal lot" is a lot which abuts a canal.
4. An "interior lot" is a lot which does not abut a canal.
5. A "canal" is a waterway. A "lagoon" is a canal.
6. A "bulkhead line" is that line along which a retaining structure (bulkhead) is installed for the purpose of maintaining shore and canal protection, as shown on the plat of the subdivision.
7. The "restricted building area" is that portion of a lot lying between the restrictive building line and the bulkhead line of such lot, as shown on the plat of the subdivision.
8. The "water building area" is that portion of a lot lying between the bulkhead line and the water building line of such lot, as shown on the plat of the subdivision.
9. A "mooring area" is that portion of a canal abutting a canal lot and designated as such on the plat of such subdivision within which limited mooring facilities may be constructed as set forth in paragraph 3 of Part IV, below.
10. A "navigation channel" is that portion of each waterway or canal not included within any water building area or within any mooring area. Absolutely no obstructions are permitted in any navigation channel.
11. A "canal easement" is an easement designated as such on the plat of such subdivision, which easement may be used by Owner, its successors and assigns, for the construction, maintenance and/or installation of canals and bulkheads. That portion of each canal lot lying between the bulkhead line and the property line on a canal is subject to a canal easement.
12. A "street" is any road, street, avenue, court, circle, lane, boulevard, way or drive, designated as such on the plat of such subdivision.
13. A "utility easement" is any easement designated as such on the plat of such subdivision. Such easement may be used for the construction, maintenance and/or installation of any and all utilities, sewage, telephone and water drainage facilities (surface and subsurface) unless the easement is designated for a specific use on the recorded plat of the subdivision, in which event such easement may be used only for the purpose designated on such plat.

III. ARCHITECTURAL CONTROL

1. The Architectural Control Committee, hereinafter called "the Committee", is composed of three (3) members. The initial members, each of whom shall serve until his successor is named as provided herein, are:
 - a. Ben D. Marks, P. O. Box 8809, Corpus Christi, Texas, 78412
 - b. James F. Boudreau, Jr., P. O. Box 8809, Corpus Christi, Texas 78412
 - c. David M. Wilson, 530 Wilson Building, Corpus Christi, Texas, 78401.

A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining member shall have full authority to designate and appoint a successor. No member of the Committee, or his designated representative, shall be entitled to any compensation for services performed hereunder. At any time, the record owners of

a majority of the lots or tracts into which Padre Island-Corpus Christi shall then be subdivided shall have the power to change the membership of the Committee, to withdraw powers and duties from the Committee, or to restore the powers and duties of the Committee. Such action shall be effective upon recordation of a written instrument properly reflecting same.

2. No building, structure or improvement of any nature shall be erected, placed, or altered on any tract until the construction plans and specifications and a plan showing the location of any building, structure or improvement have been approved by the Committee as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation and meeting the other standards set forth in this instrument, and in the instrument conveying such tract out of Owner. In addition, no substantial change in the originally approved finish grade elevation of any tract shall be made without the prior written approval of the Committee.

3. Final plans and specifications shall be submitted in duplicate to the Committee for approval or disapproval. At such time as the plans and specifications meet the approval of the Committee, one complete set of plans and specifications will be retained by the Committee and the other complete set of plans will be marked "Approved", and returned to the tract owner. Any modifications or changes to the approved set of plans and specifications must again be submitted to the Committee for its inspection and approval.

4. The Committee's approval or disapproval as required in these covenants shall be in writing. If the Committee or its designated representative, fails to approve or disapprove such plans and specifications within thirty (30) days after they have been submitted to it, and if no suit to enjoin the construction is commenced prior to the completion of such construction, then approval is presumed.

5. The Committee shall have the right and authority to waive, modify, alter, change or approve, by written instrument, any covenant, term, condition or restriction, where in the opinion of the Committee, such change is necessary or required for the advantage and best appearance of the subdivision.

6. The Committee shall have the authority to make final decisions in interpreting the general intent, effect and purpose of these restrictions.

IV. GENERAL LAND USE

1. Except as set forth in paragraph 1 of Part I, each tract shall be used solely for the operation of a "hotel", or a "multi-family dwelling", or any combination thereof, as hereinafter defined, subject to any further conditions or limitations set forth in the conveyance of such tract out of Owner, to-wit:

a. Operation of a "hotel" means use as a hotel, motor hotel, or motel, together with accessory uses typical of the hotel or motel industry at such time, including for illustration and not for limitation, swimming pools, cabanas, restaurants, lounges, gift shops, novelty shops, and personal service shops (such as barber shops and beauty shops), provided that all accessory uses, except swimming pools and cabanas, can be entered by the public only by way of the lobby of the main structure.

b. Operation of a "multi-family dwelling" means use for high density residential units, including duplexes, tri-plexes, four-plexes, row or cluster housing, apartments or apartment hotels available for rent or for ownership on a cooperative or condominium basis.

No tract, nor any improvements constructed thereon, shall ever be used, directly or indirectly, in the sale, purchase, leasing, or management of real property or in dealing in any other way with real property.

2. No lot or tract, as presently platted, may be further subdivided into smaller lots or tracts.

3. No structure or obstruction of any nature whatsoever, shall be constructed or allowed on, in or under any navigation channel. Docks, piers and mooring posts may be constructed within the mooring area only after the size, design and placement of such have been approved in writing by the Committee and the Trustee, its successors and assigns, as provided in Part VI, below.

4. All buildings and other improvements placed on any tract shall be newly erected on said tract and no secondhand or used buildings or other improvements shall be moved onto any tract and no used or secondhand materials may be used in the exterior of such improvements unless specifically approved in advance, in writing, by the Committee.

5. No activity of any nature shall be carried on upon such tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No cattle, hogs, poultry, horses, or other animals may be kept on any part of such tract, except that this paragraph shall not preclude the keeping of pets or animals other than the above mentioned that are ordinarily kept as pets in residential subdivisions provided they are not kept or bred for any commercial purposes.

6. No outside toilet will be permitted, and no installation of any kind for disposal of sewage shall be allowed which would result in raw or untreated sewage being carried into water bodies, except as may be approved by the proper state and local authorities. No septic tank or other means of sewage disposal may be installed unless approved by the proper authorities having jurisdiction with respect thereto (including, but not limited to, the Health Departments of Nueces County, Texas, and the State of Texas). The drainage of septic tanks into any road, street, alley or public ditch, either directly or indirectly, is strictly prohibited.

7. No oil drilling, oil development operations, oil storage, oil refining, quarrying or mining operations of any kind shall be conducted upon any tract by Owner or its successors in interest.

8. No sign of any kind shall be displayed to the public view except one non-flashing sign of not more than 40 square feet without the prior written approval of the Committee.

9. No structure of a temporary character, nor any trailer, basement, tent, shack, garage, barn or other outbuilding, or any part thereof, shall be used as a residence, dwelling or place of business, either temporarily or permanently.

10. House trailers, buses, trucks or similar vehicles, shall be parked only as and where approved by the Committee.

11. No tract shall be used or maintained as a dumping ground for rubbish or trash.

12. No building material of any kind or character shall be placed or stored upon any tract until the owner is ready to commence improvements, and then such material shall be placed within the property lines of the building site upon which the improvements are to be erected and shall not be placed in the streets or between the roadbed and property line.

13. Garbage shall be kept in sanitary containers. Such containers shall be kept in a clean and sanitary condition and shall be stored so as not to be seen from a street.

14. No clotheslines may be placed where they would be visible from a street or canal. Such clotheslines must be enclosed by a hedge or other type screening enclosure as may be approved by the Committee as a part of the plans for the improvements to be located on the property.

15. No radio or television aerial or guy wires shall be maintained on any portion of any tract forward of the front building line of the respective main building.

16. Construction must begin within three (3) months after the approval of the plans by the Committee. Completion of such improvements must take no longer than eighteen (18) months from the start of construction, unless delayed for some reason beyond Owner's control, in which event the Committee may extend the foregoing time limits.

V. SIZE, DESIGN AND PLACEMENT OF IMPROVEMENTS

1. Facing: All improvements on any tract shall be constructed so as to face either the abutting street or canal, unless approved otherwise by the Committee.

2. Exterior Walls: The design of and materials used in the exterior walls and surface areas of the main structure and any outbuildings constructed on any tract must be in keeping with the general architectural design of the main structure and other structures in the subdivision and must extend to the ground. Asbestos may be used only as approved by the Committee.

3. Minimum Floor Elevation: Except as set forth in paragraph 7a, below, the floor elevation of all structures constructed on any lot within the subdivision must be at an elevation above mean sea level not less than the minimum elevation established for the area by the Commissioners' Court of Nueces County, Texas, or such other governing authority having jurisdiction with respect to establishing flood control elevations.

4. Roof: The pitch of the roof of all structures constructed on any tract must be approved by the Committee.

5. Foundations: Any foundation or structure constructed or installed within the restricted building area must be pile supported, or supported in some manner as may be approved by the Committee, so that no additional stress or load shall be placed upon the bulkhead. The foundation of all improvements must be enclosed at the perimeter with masonry or wood construction which is in harmony with the remainder of the main building.

6. Fences or Walls: No fence or wall shall be erected, placed, altered or maintained on any tract without the prior written approval of the Committee.

7. Structures Located Within Water Building Area: Any structure to be constructed or installed within the water building area must be pile supported and must comply with the following:

- a. All structures, except vertical pilings, steps, docks and other similar structures which may be approved by the Committee must meet the minimum floor elevation requirements set forth in paragraph 3 of this Part V, above.
- b. Any piling extending above the level of the top of any bulkhead must be of reinforced concrete acceptable to the Committee, or, if wood or other type piling is used, it must be enclosed at the perimeter in accordance with paragraph 5 of this Part V.

8. Building Lines: All buildings and improvements of any nature whatsoever must be constructed within the building lines specified with respect to each such tract on the plat of said addition; except that, with the prior approval of the Committee, minor improvements, such as fences, screening materials, sidewalks, driveways and open parking, may be constructed between the building lines and the property lines.

9. Design and Quality: All improvements constructed shall be of a design and quality of construction to withstand wind loads equal to thirty (30) pounds per square foot and to conform to the requirements of the latest revision of the Southern Standard Building Code for areas subject to tropical storms so as not to cause undue hazard to neighboring structures.

10. Upkeep: The purchaser of any tract shall keep the weeds out of the particular tract owned by him and shall not permit the accumulation of trash, rubbish or other unsightly articles on the premises, the easement or in the street abutting the same. The area in all the streets between the pavement and the property line shall at all times be kept clean and free of unsightly obstacles. Owner shall have the privilege of having said tracts cleaned to comply with the above and any reasonable expense incurred in doing the same shall be paid by the owner of the respective tract.

VI. LANDOWNERS' AGREEMENT

In order to provide for the common use, enjoyment, benefit and maintenance of the canals (including the concrete bulkheads along such canals) parks, beautification areas, streets, and other common areas within Padre Island-Corpus Christi (hereinafter referred to as "common areas") and for the preservation of a marina type community of the highest quality, Owner, for the benefit of itself and each successor owner of a tract, hereby binds itself, its assigns and each successor owner, as follows:

1. At such time as any of the common areas in Padre Island-Corpus Christi have been improved and are not being maintained by Nueces County, a city, or other type of taxing authority within which such addition is located, Owner shall convey such common areas to Padre Island Investment Corporation, Trustee, hereinafter called "Trustee", which shall have such supervisory authority to provide for the proper maintenance of the common areas as may be appropriate to such subdivision. Trustee shall not be liable to an owner of any interest in such subdivision for any damage, claim or expense for the manner in which said common areas are maintained and repaired, or for failure to maintain or repair said common areas.

2. In order to provide a fund for the proper maintenance of such common areas, hereafter called "Maintenance Fund", there is hereby imposed upon each tract an annual maintenance charge which shall not exceed two cents (\$0.02) per square foot. Such maintenance charge shall be determined annually by the Trustee based upon the projected cost of maintaining such common areas; however, no maintenance charge shall be assessed by Trustee until some portion of the common areas has been improved. Once assessed by the Trustee, one-twelfth (1/12) of such maintenance charge shall be payable monthly, in advance, on the first day of each month, by the beneficial owner of each tract. The maintenance charge hereby imposed shall not apply to Owner, or to tracts to which Owner owns both the record and beneficial title.

3. Neither Owner nor Trustee shall be liable or responsible to any person or persons for failure or inability to collect the maintenance charge or any part thereof from any person or persons.

4. The Maintenance Fund may be pooled, merged or combined with the maintenance funds of other portions of the Padre Island-Corpus Christi Project as developed by Owner, provided the tracts and/or owners of tracts in such other portions of such Padre Island-Corpus Christi Project are subject to a maintenance charge, lien and administrative provisions substantially the same as set forth in this Part VI. Such pooled maintenance fund may be expended by the Trustee for the general benefit and common good of the various sections or units of Padre Island-Corpus Christi paying into such fund, without regard to the amount collected from each section or portion. Trustee may use such funds, or any part thereof, for safety and/or recreational projects; for developing, improving and maintaining any and all of the common areas which the owners and/or occupants of tracts in any of the sections or portions of Padre Island-Corpus Christi may be privileged or shall have the right to use, regardless of who may own such common areas and regardless of their location within the entire Padre Island-Corpus Christi Project; and, for financing expenditures provided for in paragraph 5 of Part VI of the agreement designated "Protective Covenants and Land-

owners' Agreement Padre Island-Corpus Christi, Section A", recorded in Volume 1258, page 215, Deed Records of Nueces County, Texas, reference to which is here made. It is agreed and understood that the judgment of the Trustee, as custodian and administrator of said Maintenance Fund, when used in good faith in the expenditure of said funds, or any part thereof, shall be binding, final and conclusive upon all parties in interest. Trustee shall receive no compensation for acting as custodian and administrator of said Maintenance Fund.

5. The payment of the maintenance charge hereby imposed shall be secured by an express lien in favor of Trustee, as custodian and administrator of the Maintenance Fund, which lien is placed and imposed upon each tract subject to such charge. There is hereby granted unto the Trustee an express lien against each tract to secure all obligations of the owner or owners of said tract imposed upon such owner, or tract, under the provisions hereof. Said lien may be foreclosed in the same manner as a vendor's lien, without prejudice, however, to any other rights, powers or causes of action which the holder of said lien may have against any party who is then or who has theretofore been the owner of the property affected thereby. Said lien and all other provisions of this agreement shall be secondary and subordinate, however, to any liens, deeds of trust and encumbrances whatsoever given to secure the purchase price of the tract or any part thereof, or given to any bank, savings and loan association, insurance company, trust company, fraternal benefit organization, or corporation with banking or related powers, lawfully lending money for the purpose of making repairs or constructing buildings or any other improvements whatsoever on any portion of the tract, or acquiring any note or other evidence of indebtedness previously made for any such purpose. If any such lender or party acquiring such indebtedness should be in doubt as to the purpose for which such loan was made, or indebtedness incurred, or as to whether the lien herein granted is subordinate to any lien or deed of trust given for the purpose of securing any such mortgage or indebtedness, such lender or party acquiring such indebtedness may rely conclusively upon the written statement of the Trustee, with respect thereto. The Trustee may release or subordinate said lien and any other provisions of this agreement, in whole or in part, with respect to any tract, should it deem it advisable, for any reason whatsoever, without affecting said lien insofar as it applies to any other tract.

Without diminishing the personal obligations of any owner for any sum imposed under the terms hereof, the lien hereby granted upon any tract shall not secure any sum in excess of the unpaid assessments made under the terms hereof for the four years next preceding the date that such lien is sought to be asserted or foreclosed.

6. Any person negligently or willfully damaging or destroying all or any portion of the common areas, including the bulkheads and tie backs, shall be responsible to the Trustee for damages, and the Trustee shall use any funds collected by claim, lawsuit or settlement agreement growing out of such damage or destruction, to repair such damage or destruction, to the extent of such funds.

7. Trustee shall have, and it is hereby granted, the full right, power and authority to convey all of its rights, title and interests in and to the common areas and the Maintenance Fund as well as all of its powers, rights, liens, responsibilities, duties and authority under the terms of this Part VI to: (a) a non-profit corporation, or other organization, formed by Owner for the purpose of maintaining the common areas in any portion of the Padre Island-Corpus Christi Project; or (b) a public or quasi-public corporation or entity with the power to tax such as a city, Nueces County or a public district having such powers.

8. All references to "Trustee" in this Part VI shall apply with equal force and effect to any successor in interest to Trustee, as provided in paragraph 7, of this Part VI.

VII. DURATION

The restrictions and covenants herein set forth shall continue and be binding upon Owner, its successors and assigns, for a period of thirty-five (35) years from this date. At the expiration of said term of thirty-five (35) years the restrictions and covenants herein set out shall automatically be extended for an additional ten (10) year period and for successive periods of ten (10) years thereafter, unless same are nullified or revised as hereinafter provided. After the expiration of thirty-five (35) years from the date of this instrument, the owners of a majority of the tracts in said subdivision may execute and acknowledge an agreement in writing terminating or revising these restrictions and covenants and file the same in the Office of the County Clerk of Nueces County, Texas, or in such office as conveyances of real estate may be required to be filed, at such time. Thereupon, these restrictions and covenants shall be null, void and of no further force and effect, or shall be modified or revised as such instrument may direct.

VIII. AMENDMENT

At any time, the owners of the legal title to more than fifty percent (50%) of the surface area of such subdivision (as shown by the records of Nueces County, Texas) may amend the restrictions, covenants, conditions, and matters set forth herein by filing an instrument containing such amendment in the Office of the County Clerk of Nueces County, Texas, except that, prior to the expiration of fifteen (15) years from date hereof, no such amendment shall be valid or effective without the joinder of Owner, or its successors.

IX. ENFORCEMENT

The restrictions, conditions and use limitations herein set forth shall be binding upon Owner, its successors and assigns, and all parties claiming by, through, or under them and all subsequent owners of each tract, each of whom shall be obligated and bound to observe such restrictions, conditions and use limitations, provided, however, that no such persons shall be liable except in respect to breaches committed during his or their ownership of said tract. The violation of any such restriction, condition or use limitation, shall not operate to invalidate any mortgage, deed of trust, or other lien acquired and held in good faith against said tract or any part thereof, but such liens may be enforced against any and all property covered thereby, subject, nevertheless, to the restrictions, conditions and use limitations herein mentioned. Owner, or the owners of any tract, or Trustee, its successors and assigns, shall have the right to enforce observance or performance of the provisions of this instrument. If any person or persons violates or attempts to violate any of the restrictions, conditions or use limitations contained herein, it shall be lawful for any person or persons owning any tract out of said subdivision to prosecute proceedings at law or in equity against the person violating or attempting to violate the same, either to prevent him or them from so doing, or to correct such violation, or to recover damages, or to obtain such other relief for such violations as then may be legally available.

X. SEVERABILITY

Invalidation of any of the terms, provisions or covenants contained in this instrument by judgment or court order shall not in any way affect any of the other terms, provisions or covenants set forth in this instrument which shall remain in full force and effect.

XI. DEDICATION

This instrument of dedication relates to and affects only the above des-

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED. In the Volume and Page of the named RECORD
of Nueces County, Texas, as stamped hereon by me, on

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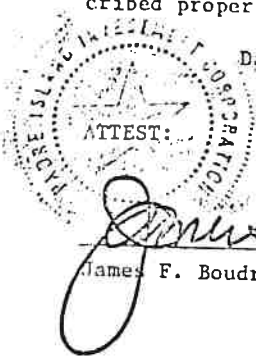


COUNTY CLERK,
NUECES COUNTY, TEXAS

DEED RECORDS

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cribed property, and shall not affect any other property.



Dated February 25, 1972.

PADRE ISLAND INVESTMENT CORPORATION

By [Signature]
L. Chamorro, President

[Signature]
James F. Boudreau, Jr., Secretary

JAMES TALCOTT, INC.

By [Signature]
M. A. Doeppenschmidt, Trust Officer
of the Corpus Christi State National
Bank, Trustee as Agent and Attorney-
in-Fact for James Talcott, Inc.

THE STATE OF TEXAS }
COUNTY OF NUECES }

BEFORE ME, the undersigned authority, on this day personally
appeared David A. Chamorro, known to me to be the person whose name is
subscribed to the foregoing instrument as President of PADRE ISLAND
INVESTMENT CORPORATION, a corporation, and acknowledged to me that he exe-
cuted the same for the purposes and consideration therein expressed, in
the capacity stated, and as the act and deed of said corporation.

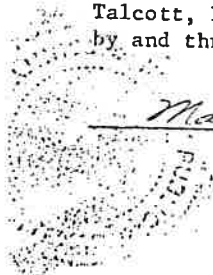


GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th day of
February, 1972.

[Signature]
Notary Public in and for Nueces County,
Texas
SHIRLEY A. ANDREWS
Notary Public in and for Nueces County, Texas
My Commission Expires June 1, 1973

THE STATE OF TEXAS }
COUNTY OF NUECES }

BEFORE ME, the undersigned authority, on this day personally
appeared M. A. Doeppenschmidt, known to me to be the person whose
name is subscribed to the foregoing instrument as Agent and Attorney-in-
Fact of James Talcott, Inc., a party hereto, and acknowledged to me that
he executed the same as Agent and Attorney-in-Fact for the said James
Talcott, Inc., and that the said James Talcott, Inc., executed the same
by and through him for the purpose and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of
March, 1972.

[Signature]
Notary Public in and for Nueces County,
Texas.
MARY E. SHEARER
[Notary Public, in and for Nueces County, Texas]
My Commission Expires June 1, 1972.

James F. Boudreau, Jr.
Notary Public

COMPARE

James F. Boudreau, Jr.
Notary Public

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THE STATE OF TEXAS I
COUNTY OF NUECES I

AMENDMENT

WHEREAS, by instruments entitled "Protective Covenants and Landowners' Agreement", dated and recorded in the Deed Records of Nueces County, Texas, as more fully set forth in the attached Exhibit A (hereinafter called the "Agreements"), Padre Island Investment Corporation (hereinafter called "Padre") imposed upon the property located within Nueces County, Texas, described in the attached Exhibit B (hereinafter called the "Development"), certain restrictions, covenants, conditions and use limitations; and

WHEREAS, the Agreements each created an Architectural Control Committee with certain powers as therein recited; and

WHEREAS, the Agreements each provide:

"At any time, the record owners of a majority of the lots or tracts into which Padre Island-Corpus Christi shall then be subdivided shall have the power to change membership of the Committee, to withdraw powers or duties of the Committee"; and

WHEREAS, Padre is now the record owner of a majority of the lots or tracts into which Padre Island-Corpus Christi has been divided as shown by the Deed Records of Nueces County, Texas; and

WHEREAS, certain members of the Architectural Control Committee established by the Agreements have resigned and it has become necessary to appoint individuals to fill the vacancies now existing;

NOW, THEREFORE, Padre does hereby appoint and designate Charles W. Terrell, Marvin M. Mesirov and David M. Wilson as members of each of the Architectural Control Committees and each such Architectural Control Committee shall now be comprised of Charles W. Terrell, Marvin M. Mesirov and David M. Wilson (herein collectively called the "Members"). The Members join in this instrument for the purpose of (a) accepting and confirming the appointments and membership herein set forth, and (b) appointing Gene Graham as the Members' agent and representative for all purposes as provided in and subject to the Agreements. Gene Graham joins herein for the purpose of accepting and acknowledging the appointment of agent and representative herein made.

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Except as herein expressly provided the Agreements are not modified
or amended in any manner.

DATED this 14th day of December, 1973.



PADRE ISLAND INVESTMENT CORPORATION

By Charles W. Terrell
President

By J. Arthur J. Andrews
Notary Public, Secretary

MEMBERS:

Charles W. Terrell
Charles W. Terrell

Marvin M. Mesirov
Marvin M. Mesirov

David M. Wilson
David M. Wilson

AGENT AND REPRESENTATIVE:

Gene Graham
Gene Graham

THE STATE OF TEXAS I
COUNTY OF NUECES I

BEFORE ME, the undersigned authority, on this day personally appeared Charles W. Terrell, known to me to be the person whose name is subscribed to the foregoing instrument as President of Padre Island Investment Corporation, a Texas corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of December, 1973.

Patricia D. King
Notary Public in and for Nueces County,
Texas
My Commission Expires: June 1, 1975

THE STATE OF TEXAS I
COUNTY OF NUECES I

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES W. TERRELL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of December 1973.

Patricia D. King
Notary Public in and for Nueces County,
Texas

My Commission Expires: June 1, 1975

THE STATE OF TEXAS I
COUNTY OF NUECES I

BEFORE ME, the undersigned authority, on this day personally appeared MARVIN M. MESIROV, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of December 1973.

Patricia D. King
Notary Public in and for Nueces County,
Texas

My Commission Expires: June 1, 1975

THE STATE OF TEXAS I
COUNTY OF NUECES I

BEFORE ME, the undersigned authority, on this day personally appeared DAVID M. WILSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of December 1973.

Patricia D. King
Notary Public in and for Nueces County,
Texas

My Commission Expires: June 1, 1975

WILL 305 PAGE 1944

THE STATE OF TEXAS I
COUNTY OF NUECES I

BEFORE ME, the undersigned authority, on this day personally appeared GENE GRAHAM, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of November, 1973.

Patricia D. King
Notary Public in and for Nueces County,
Texas

My Commission Expires: June 1, 1978

BOOK 305 PAGE 1945

DEED RECORDS
VOL 146:2 PAGE 1012

EXHIBIT A

PROTECTIVE COVENANTS AND LANDOWNERS' AGREEMENTS

The Protective Covenants and Landowners' Agreements for the following named subdivision units are recorded at the respective volume and page numbers of the Deed Records of Nueces County, Texas as indicated below:

<u>Subdivision Unit</u>	<u>Volume</u>	<u>Page No.</u>
Padre Island Number 1 Lots 1A through 6A of Block 1, and Lots 1A through 15A of Block 2	1265	491
"B" Lots of Blocks 1 and 2	1280	354
Block 28	1280	360
Blocks 35 and 36 (being the replatted portion of Block 28)	1384	528
Padre Island-Corpus Christi, Section A	1258	215
Padre Island-Corpus Christi, Section B	1265	227
Padre Island-Corpus Christi, Section No. 2	1274	173
Padre Island-Corpus Christi, Section No. 3 Lot 10, Block 71 and portions of Blocks 1 and 2, Padre Island No. 1	1261	97
	1265	491
Padre Island-Corpus Christi, Section No. 4	1241	25
Padre Island-Corpus Christi, Mariner's Cay	1292	106
Padre Island-Corpus Christi, Barataria Bay Unit 1	1292	114
Padre Island-Corpus Christi, Barataria Bay Unit 2	1292	114
Padre Island-Corpus Christi, Barataria Bay Unit 3	1300	426
Padre Island-Corpus Christi, Barataria Bay Unit 4	1300	418
Padre Island-Corpus Christi, Barataria Bay Unit 5	1319	507
Padre Island-Corpus Christi, Section C	1323	487
Padre Island-Corpus Christi, Point Tesoro, Unit 1	1328	494
Padre Island-Corpus Christi, Sea Pines Unit 1	1329	63
Padre Island-Corpus Christi, Point Tesoro, Unit 2	1335	265
Padre Island-Corpus Christi, Point Tesoro, Unit 3	1335	275
Padre Island-Corpus Christi, Section D	1335	285
Padre Island-Corpus Christi, Point Tesoro, Unit 4	1345	493
Padre Island-Corpus Christi, Cape Summer Unit 1	1386	1002

VOL 1305 PAGE 1946

<u>Subdivision Unit</u>	<u>Volume</u>	<u>Page No.</u>
Padre Island-Corpus Christi, Cape Summer Unit 2	1386	1012
Padre Island-Corpus Christi, Section 1A	1424	349
Padre Island-Corpus Christi, Section E	1424	351
Padre Island-Corpus Christi, Section G	1424	360
Padre Island-Corpus Christi, Point Tesoro Unit 5	1242	369
Padre Island-Corpus Christi, Commodore's Cove Unit One	1424	378
Padre Island-Corpus Christi, Commodore's Cove Unit Two	1424	388
Padre Island-Corpus Christi, Mariner's Cay Unit 2A	1424	398
Padre Island-Corpus Christi, Coquina Bay	1424	909
Padre Island-Corpus Christi, Island Fairway Estates	1424	417
Padre Island-Corpus Christi, Ports O'Call	1424	427

EXHIBIT B

PROPERTY LOCATED WITHIN THE DEVELOPMENT

The property within subdivision units of Padre Island and Padre Island-Corpus Christi, subdivisions of Nueces County, Texas, is more fully described by the maps or plats of such units recorded in the respective volume and page numbers of the Deed Records of Nueces County, Texas, as indicated below:

<u>Subdivision Unit</u>	<u>Volume</u>	<u>Page No.</u>
Padre Island Number 1; plus a replat of a portion of Block 27, and a replat of a part of Block 28	13 32 36	1 34 12
Padre Island-Corpus Christi, Section A; plus a replat of a portion thereof	33 35	97 15
Padre Island-Corpus Christi, Section B	34	15
Padre Island-Corpus Christi, Section No. 2; plus replats of portions thereof	33 34 35	80 13 1
Padre Island-Corpus Christi, Section No. 3	33	83
Padre Island-Corpus Christi, Section No. 4	33	44
Padre Island-Corpus Christi, Mariner's Cay	34	54
Padre Island-Corpus Christi, Barataria Bay Unit 1	34	60
Padre Island-Corpus Christi, Barataria Bay Unit 2	34	62
Padre Island-Corpus Christi, Barataria Bay Unit 3	34	86
Padre Island-Corpus Christi, Barataria Bay Unit 4	34	84
Padre Island-Corpus Christi, Barataria Bay Unit 5	34	117
Padre Island-Corpus Christi, Section C	34	133
Padre Island-Corpus Christi, Point Tesoro, Unit 1	34	145
Padre Island-Corpus Christi, Sea Pines Unit 1	34	149
Padre Island-Corpus Christi, Point Tesoro Unit 2	35	20
Padre Island-Corpus Christi, Point Tesoro Unit 3	35	22
Padre Island-Corpus Christi, Section D	35	24
Padre Island-Corpus Christi, Point Tesoro Unit 4	35	46
Padre Island-Corpus Christi, Cape Summer Unit 1	36	25
Padre Island-Corpus Christi, Cape Summer Unit 2	36	34
Padre Island-Corpus Christi, Section 3A	38	22
Padre Island-Corpus Christi, Section E	38	25
Padre Island-Corpus Christi, Section G	38	27

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Subdivision Unit	Volume	Page No.
Padre Island-Corpus Christi, Point Tesoro Unit 5	38	32
Padre Island-Corpus Christi, Commodore's Cove Unit One	38	34
Padre Island-Corpus Christi, Commodore's Cove Unit Two	38	36
Padre Island-Corpus Christi, Mariner's Cay Unit 2	38	45
Padre Island-Corpus Christi, Coquina Bay	38	47
Padre Island-Corpus Christi, Island Fairway Estates	38	55
Padre Island-Corpus Christi, Ports O'Call	38	62

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED on the date and at the time stamped herein by me, and was duly RECORDED, in the Volume and Page of the named RECORDS Nueces County, Texas, as stamped herein by me, on

DEC 27 1973



COUNTY CLERK,
NUECES COUNTY, TEXAS

GF No. M16d.

(106,178 RC)

933464

AMENDMENT

PROOFED

Padre Island Investment Corp.

TO

The Public

FILED FOR RECORD

Dec 26 4 14 PM '73

M. Deane Young
COUNTY CLERK NUECES COUNTY TEX.

DEED RECORDS
VOL 1482 PAGE 1015

Return to: USLIFE Title Co.

\$8.50

951200

DEED RECORDS
VOL 1501 PAGE 836

WAIVER OF RESTRICTIONS, ETC.

BOOK 1330 PAGE 2173

THE STATE OF TEXAS \$
 \$
COUNTY OF NUECES \$

WHEREAS, by instrument dated February 25, 1972, recorded in Volume 1424, pages 360, et seq, Deed Records of Nueces County, Texas, which instrument is styled "Protective Covenants and Landowners' Agreement Padre Island - Corpus Christi, Section G", joined in by James Talcott, Inc. for purposes stated therein, the property herein described was specifically made subject to certain restrictions, covenants, agreements, terms, conditions and use limitations, all as stated in such instrument;

WHEREAS, Paragraph III, Section 1, of said instrument provides for an "Architectural Control Committee" and provision is made for its composition;

WHEREAS, Section 5 of said paragraph, provides:

The Committee shall have the right and authority to waive, modify, alter, change or approve, by written instrument, any covenant, term, condition or restriction, where in the opinion of the Committee, such change is necessary or required for the advantage and best appearance of the subdivision.

WHEREAS, the undersigned are the duly qualified and acting members of said Committee, as authorized by the terms of said instrument;

And, WHEREAS, the Committee finds, as authorized in such instrument, that it should waive, nullify and hold for naught said restrictions, covenants, agreements, terms, conditions and use limitations, because in the opinion of the Committee, such change is necessary and required for the advantage and best appearance of the subdivision.

Now, THEREFORE, in consideration of the foregoing premises, the said Committee, composed as aforesaid, does hereby waive, nullify and hold for naught all of the restrictions, covenants,

RCIL330 PAGE 2174

agreements, terms, conditions and use limitations contained
in the instrument aforesaid, as the same pertains to the
following described property, to-wit:

Padre Island-Corpus Christi, Section G, a
subdivision of Padre Island, Nueces County,
Texas, as shown by map or plat thereof re-
corded in Volume 38, pages 27 to 31, map
records of Nueces County, Texas, reference
to which is here made, referred to herein
as the "addition" or "subdivision".

ARCHITECTURAL CONTROL COMMITTEE
by:

Charles W. Terrell
Charles W. Terrell
Marvin M. Mesirow
Marvin M. Mesirow
David M. Wilson
David M. Wilson
Members

THE STATE OF TEXAS §
COUNTY OF NUECES §

Before me, the undersigned authority on this day, per-
sonally appeared Charles W. Terrell

and Marvin M. Mesirow

known to me to be the persons and officers whose names are
subscribed to the foregoing instrument, and each acknowledged
to me that he executed the same for the purposes and consid-
eration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 27th day
of July, 1974.

Michael J. Dawson
Notary Public in and for
Nueces County, Texas



DEED RECORDS

VOL 1501 PAGE 883

THE STATE OF TEXAS }

COUNTY OF NUECES }

NOV 1330 MAR 12175

BEFORE ME, the undersigned authority, on this day personally appeared David M. Wilson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29th day of July, 1974.

Patricia B. Lamberson
Notary Public in and for Nueces County, Texas



STATE OF TEXAS }
COUNTY OF NUECES }

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS Nueces County, Texas, as stamped hereon by me, on

JUL 30 1974



Mr. Henry Long
COUNTY CLERK,
NUECES COUNTY, TEXAS

951200

PROCEED

FILED FOR RECORD

JUL 29 3 04 PM '74

Mr. Henry Long
COUNTY CLERK NUECES COUNTY TEX

50/3

*John Hill, 474, Hwy 176
P.O. Box 12548 Capital City
Austin, Tex.
Attn: Harold Kennedy*

TERMINATION OF DECLARATION

DATE: August 17, 2016

DEFINED TERMS

Developers: 2015 Beachwalk Place, Ltd., a Texas limited partnership, and Gulfshores Joint Venture, a Texas partnership

Subject Property: Lot One (1), Block Three (3), LAKE PADRE SOUTH, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 53, Pages 198-202, Map Records of Nueces County, Texas.

Vacated Subdivisions:

- 1) Padre Island Corpus Christi Section G, Volume 38, Pages 27-31, Map Records of Nueces County, Texas.
- 2) Padre Island Corpus Christi Section G, Blocks 6 through 17, Recorded in Volume 42, Pages 194-197, Map Records of Nueces County, Texas.

Declaration: Protective Covenants and Landowners' Agreement Padre Island-Corpus Christi Section G, Recorded under Clerk's File No. 874368, Public Records of Real Property of Nueces County, Texas.

RECITALS

1. The Vacated Subdivisions were terminated and rescinded by Vacating Plat recorded in Volume 50, Pages 61-64, Map Records of Nueces County, Texas.
2. By error or oversight, the Declaration was not expressly rescinded (although it may have been rescinded by implication) when the Vacating Plat was recorded.
3. A portion of the lands formerly covered by the Vacated Subdivisions have, over the intervening years, been platted into various new subdivisions, and are covered by their own respective plats and/or restrictions, and have been developed without regard to or compliance with the Declaration.
4. Article VII of the Declaration provides in part the following:

"After the expiration of thirty-five (35) years from the date of this instrument, the owners of a majority of the tracts in said subdivision may execute and acknowledge an agreement in writing terminating or revising these restrictions and covenants and file the same in the Office of the County Clerk of Nueces County, Texas, or in such office as conveyances of real estate may be required to be filed, at such time."

5. The Developers own – severally, and in distinct parcels, including the Subject Property – land which comprises a majority of the “tracts” in the Vacated Subdivisions and have elected to terminate the Declaration.

RECISSION

Developers hereby **TERMINATE** the Declaration so that no property in the Vacated Subdivision shall be benefited or burdened by the Declaration, rendering it null, void and of no further force or effect.

DEVELOPERS:

2015 Beachwalk Place, Ltd., a Texas limited partnership

By: 2015 Beachwalk Place GP, LLC, a Texas limited liability company, General Partner

By: 
Alton Joseph Scavo, Managing Member

Gulfshores Joint Venture, a Texas Partnership

By: Padre Island Development Company, LP, a Texas limited partnership, Partner

By: 
Paul Schexnayder, President

STATE OF TEXAS

COUNTY OF NUECES

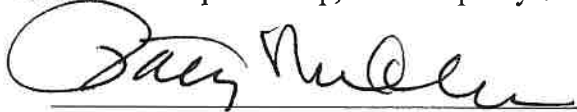
This instrument was acknowledged before me on the 1st day of September, 2016, by Alton Joseph Scavo, as Managing Member of 2015 Beachwalk Place GP, LLC, a Texas limited liability company, General Partner of 2015 Beachwalk Place, Ltd., a Texas limited partnership, in said capacity and on behalf of said entity.


Notary Public, State of Texas exp 7/1/20
Manfred

STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged before me on the 17th day of August, 2016, by Paul Schexnailder, as President of Padre Island Development Company, LP, a Texas limited partnership, Partner of Gulfshores Joint Venture, a Texas partnership, in said capacity and on behalf of said entity.



Notary Public, State of Texas



Doc# 2016038007
Pages 4
09/09/2016 7:47AM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$23.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS

**CONFIRMATION OF TERMINATION OF DECLARATION OF
PROTECTIVE COVENANTS FOR VACATED SUBDIVISION**

DATE: November 22, 2016

DEFINED TERMS

Developers: 2015 Beachwalk Place, Ltd., a Texas limited partnership, and Gulfshores Joint Venture, a Texas partnership

PIPOA: Padre Isles Property Owners Association, Inc., a Texas nonprofit corporation

Subject Property: Lot One (1), Block Three (3), LAKE PADRE SOUTH, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 53, Pages 198-202, Map Records of Nueces County, Texas.

Vacated Subdivision:

- 1) Padre Island Corpus Christi Section G, Volume 38, Pages 27-31, Map Records of Nueces County, Texas.
- 2) Padre Island Corpus Christi Section G, Blocks 6 through 17, Recorded in Volume 42, Pages 194-197, Map Records of Nueces County, Texas.

Termination of Declaration: The Termination of Declaration dated August 17, 2016, recorded under Document No. 2016038007, Official Public Records of Nueces County, Texas, which terminated the Protective Covenants and Landowners' Agreement Padre Island-Corpus Christi Section G, Recorded under Clerk's File No. 874368, Public Records of Real Property of Nueces County, Texas.

Rights and Powers:

- 1) All power and authority under the Declaration to take title to common areas within the lands which comprised the vacated subdivisions, and
- 2) All power and authority under the Declaration to impose, assess or collect (in personam or in rem) any maintenance charge or any other imposition on the lands which comprised the vacated subdivisions, and
- 3) All other rights and powers granted to the Trustee in Article VI of the Declaration.

Liens: All liens charged or imposed by the Declaration upon any of the lands which comprised the vacated subdivisions.

RECITALS

1. PIPOA is the successor in interest to, and current owner and holder of, the rights and powers of the Trustee as created in Article VI. of the Declaration, by virtue of Assignment dated June 15, 1981, recorded under Clerk's File No. 233030, Official Public Records of Nueces County, Texas. These rights and powers are referred to herein as the "Rights and Powers."
2. The Subdivisions to which the Rights and Powers relate - the Vacated Subdivisions - were terminated and rescinded by Vacating Plat recorded in Volume 50, Pages 61-64, Map Records of Nueces County, Texas.
3. By error or oversight, the Declaration was not expressly rescinded (although it may have been rescinded by implication) when the Vacating Plat was recorded.
4. A portion of the lands formerly covered by the Vacated Subdivisions have, over the intervening years, been platted into various new subdivisions, and are covered by their own respective plats and/or restrictions, and have been developed without regard to or compliance with the Declaration. Further, PIPOA has never attempted to exercise or enforce any of the Rights and Powers or Liens as to the Vacated Subdivision.
5. The Developers own - severally, and in distinct parcels - the Subject Property and have executed and filed of record the Termination of Declaration rendering the Declaration null, void and of no further force or effect.

CONFIRMATION OF TERMINATION

In light of the foregoing, PIPOA CONFIRMS to Developers and their successors the Termination of Declaration and waives all of the Rights and Powers and confirms it has not imposed any Liens against the property within the Vacated Subdivision at any time after the vacation of the plat of the Vacated Subdivision and prior to the filing of the Termination of Declaration.

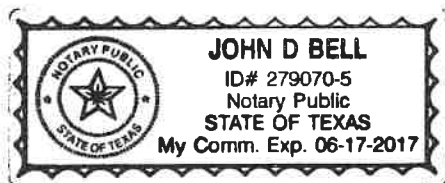
PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

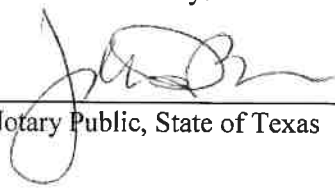
By: 
Brent Moore, President

STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged before me on the 22nd day of November, 2016, by Brent Moore, the President of Padre Isles Property Owners Association, Inc., a Texas corporation, in said capacity and on behalf of said entity.





Notary Public, State of Texas

Doc# 2016050348
Pages 4
12/02/2016 9:44AM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$23.00

Any provision herein which restricts the Sale, Rental
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Race, Color, Religion, Sex, Handicap, Familial Status
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under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS