

FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR FOX RUN CONDOMINIUMS

WHEREAS, the Condominium Declaration for Fox Run Condominiums ("Declaration"), recorded in the Official Records of Brazos County, Texas as Document No. 00822232, and effective July 1, 2003, establishes the Fox Run Condominium Association ("Association") and governs the rights and obligations of the Owners of Units therein; and

WHEREAS, Section 8.1 of the Declaration provides that the Declaration may be amended if Owners representing an aggregate ownership interest of seventy-five percent (75%) of the Common Elements agree to such amendment by instruments duly recorded; and

WHEREAS, Owners representing not less than seventy-five percent (75%) of the aggregate ownership interest of the Common Elements have approved the following amendments to the Declaration, primarily to clarify that the Association's insurance does not cover the interior of individual Units and that such coverage is each Unit Owner's responsibility;

NOW, THEREFORE, the Condominium Declaration for Fox Run Condominiums is hereby amended as follows:

1. Article IV, Section 4.6(d) — Insurance

Section 4.6(d) is hereby deleted in its entirety.

2. Article IV — New Section 4.6(f)

A new Section 4.6(f) is hereby added to Article IV to read as follows:

(f) It is the responsibility of each Unit Owner to obtain and maintain an insurance policy that provides coverage for the interior portion of the Unit. This coverage must include, but is not limited to: all surfaces from the walls inward, flooring, cabinetry, countertops, plumbing fixtures (including faucets and sinks), lighting fixtures, and any other interior improvements or betterments made to the Unit. The Association will not provide coverage for any portion of the interior of the Units. Unit Owners are expected to consult with an insurance provider to ensure adequate protection for their Unit and liability exposure.

3. Exhibit F — Description of Insurance, Paragraph (a)

The following phrase is hereby deleted from Paragraph (a) of the "Description of Insurance" (Exhibit F to the Declaration):

"inclusive of the interior finished walls and floors and ceilings and the fixtures and built-in appliances of each Unit"

As amended, the affected portion of Paragraph (a) shall read: "...the limited common area around Units and the building structures, but exclusive of the Unit space and contents and any unattached improvements."

4. Exhibit F — Condominium Expenses, Item 1 (Insurance)

The following phrase is hereby deleted from Item 1 ("Insurance") of the "Condominium Expenses" (Exhibit F to the Declaration):

"and the interior surfaces and fixtures and built in appliances and the systems of the Units"

As amended, Item 1 shall read: "Insurance: Premiums for General liability insurance covering risks outside of the Units in all common areas of the condominium. Casualty insurance covering standard risks for all of the common areas of the condominium external to the Units."

Except as expressly amended herein, all other provisions of the Condominium Declaration for Fox Run Condominiums, including all other Exhibits thereto, shall remain in full force and effect.

This Amendment was approved by the requisite vote of the Owners of the Association and is effective as of the date set forth below, and shall be recorded in the Official Records of Brazos County, Texas.

Adopted and signed this 14th day of August, 2026.

FOX RUN CONDOMINIUM ASSOCIATION

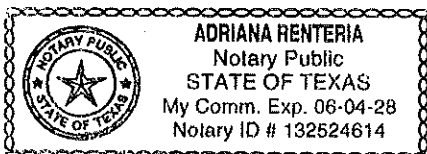
By: Scott R. Falke
Scott R. Falke, Board President

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this 14 day of AUGUST 2026, 2026, by Scott R. Falke, as Board President of Fox Run Condominium Association, on behalf of said association.

[Signature]
Notary Public, State of Texas



FIRST AMENDMENT TO THE BY-LAWS OF FOX RUN CONDOMINIUM ASSOCIATION

WHEREAS, the By-Laws of the Fox Run Condominium Association ("Association"), originally adopted June 1, 2003, provide in Article VIII that amendments may be proposed by the Board of Directors or the membership and, upon approval by two-thirds of the entire membership of the Board of Directors and the requisite percentage of the votes of the entire membership of the Association, become effective as provided in the adopting resolution; and

WHEREAS, the Board of Directors proposed, and the membership of the Association has approved by the requisite vote, the following amendments to the By-Laws;

NOW, THEREFORE, the By-Laws of the Fox Run Condominium Association are hereby amended as follows:

1. Section III (K)(9) — Insurance

Section III(K)(9) is hereby deleted in its entirety and replaced with the following:

(9) To obtain and carry insurance for the protection of the Common Areas and the Association against casualty and liabilities.

2. Section VIII (B) — Amendments

Section VIII(B) is hereby deleted in its entirety and replaced with the following:

(B) A resolution adopting a proposal must receive approval of two-thirds of the entire membership of the Board of Directors and 51% of the votes of the entire membership of the Association. Directors and members not present at the meetings considering the amendment may express their approval in writing or via electronic means.

Except as expressly amended herein, all other provisions of the By-Laws of the Fox Run Condominium Association shall remain in full force and effect.

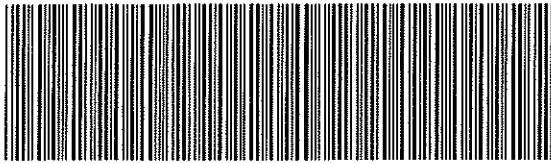
This Amendment was approved by the requisite vote of the Board of Directors and the membership of the Association and is effective as of the date set forth below.

Adopted and signed this 14th day of August, 2026.

FOX RUN CONDOMINIUM ASSOCIATION

By: Scott R. Falke

Scott R. Falke, Board President



VG-267-2026-1595220

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1595220

Volume : 20771

Real Property Recordings

Recorded On: August 25, 2026 10:05 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

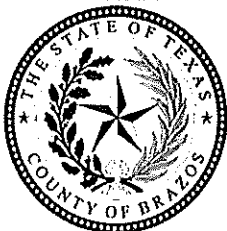
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1595220
Receipt Number: 20260825000029
Recorded Date/Time: August 25, 2026 10:05 AM
User: Sharon R
Station: CCLERK08

Record and Return To:

Fox Run Condominium Association
Attn: Keith
110 Navarro Drive, #200
COLLEGE STATION TX 77845



STATE OF TEXAS
COUNTY OF BRAZOS

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 Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

