

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM



VALLEY RANCH
SUPPLEMENT TO
NOTICE OF APPLICABILITY
[RESIDENTIAL]
[UNIT 3A]

DECLARANT: CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership

Cross-reference to (i) Amended and Restated Valley Ranch Master Covenant, recorded as Document No. 20170028837 in the Official Public Records of Bexar County, Texas, as amended; (ii) Valley Ranch Development Area Declaration [Residential], recorded as Document No. 20170030904 in the Official Public Records of Bexar County, Texas, as amended; and (iii) Valley Ranch Notice of Applicability [Residential] [Unit 3A], recorded as Document No. 20170244219 in the Official Public Records of Bexar County, Texas.

VALLEY RANCH
SUPPLEMENT TO NOTICE OF APPLICABILITY
[RESIDENTIAL] [UNIT 3A]

This Supplement to Valley Ranch Notice of Applicability [Residential] [Unit 3A] (this "Supplement"), is made and executed by **CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership ("**Declarant**"), and is as follows:

RECITALS:

A. Declarant previously executed and recorded that certain Valley Ranch Notice of Applicability [Residential] [Unit 3A], as Document No. 20170244219 in the Official Public Records of Bexar County, Texas (the "**Notice of Applicability**"), with respect to Lots 1 through 32 and 61 through 73, Block 160; Lots 1 through 12 and 19 through 31, Block 161; and Lots 1 through 18, Block 162; Valley Ranch - Unit 3A, Enclave, according to the map or plat recorded in Volume 9724, Pages 114 through 121 in the Deed and Plat Records of Bexar County, Texas (collectively, the "**Unit 3A Development Area**").

B. Pursuant to the Notice of Applicability, the Unit 3A Development Area was made subject to that certain Valley Ranch Amended and Restated Master Covenant, recorded as Document No. 20170028837 in the Official Public Records of Bexar County, Texas, as amended (the "**Covenant**"), and to that certain Valley Ranch Development Area Declaration, recorded as Document No. 20170030904 in the Official Public Records of Bexar County, Texas, as amended (the "**Development Area Declaration**").

C. As set forth in *Section 5.02* of the Development Area Declaration, Declarant, acting alone, may amend the Development Area Declaration.

D. Declarant desires to amend certain restrictions contained in the Development Area Declaration as such restrictions apply to the Unit 3A Development Area by supplementing the Notice of Applicability for the Unit 3A Development Area as set forth hereinbelow.

NOW THEREFORE, Declarant hereby supplements the Notice of Applicability as follows:

1. **Exhibit "A" – Additional Restrictions for Unit 3A Development Area.** In addition to the terms, conditions and restrictions set forth in the Covenant and the Development Area Declaration, the Unit 3A Development Area is subject to the supplemental terms, conditions and restrictions set forth in Exhibit "A" attached hereto and incorporated herein. This Supplement, to the extent necessary or required, shall be construed as an amendment to the Development Area Declaration.

2. Miscellaneous. Any capitalized terms used and not otherwise defined in this Supplement shall have the meanings set forth in the Covenant and the Development Area Declaration, as applicable. Unless expressly amended by this Supplement, all other terms and provision of the Notice of Applicability shall remain in full force and effect as written, and are hereby ratified and confirmed. In the event of a conflict between the terms and provisions of the Covenant or the Development Area Declaration and this Supplement, this Supplement shall control.

EXECUTED to be effective as of the date this Supplement has been recorded in the Official Public Records of Bexar County, Texas.

DECLARANT:

CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership

By: CHTEX of Texas, Inc., a Delaware corporation, its General Partner

By: James Kyle
Printed Name: James Kyle
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF DUVAL §

This instrument was acknowledged before me this 5 day of June, 2019, by James Kyle, Vice Pres. of CHTEX of Texas, Inc., a Delaware corporation, General Partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said corporation and partnership.

(SEAL)

Robert Ortega, Jr.
Notary Public Signature

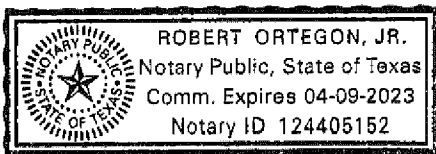


EXHIBIT "A"

Additional Restrictions for Unit 3A Development Area

1. Outside Storage Buildings. Notwithstanding anything contained in the Development Area Declaration to the contrary, outside storage buildings are expressly prohibited within the Unit 3A Development Area.

2. Wrought Iron Fencing. Notwithstanding anything contained in the Development Area Declaration to the contrary, for Lots in the Unit 3A Development Area, any and all fences erected on areas readily apparent and visible from streets (e.g., front courtyards and between dwellings [i.e., separating front and rear yards]) and on all corner lots along that portion of side or rear yards fronting on side streets, shall be four foot (4') black wrought iron, or other such materials as may be approved from time to time by the Valley Ranch Reviewer. In no event shall any courtyard fence extend any closer to the street fronting a dwelling than ten feet (10') from the front outermost corners of such dwelling. On corner Lots, fences shall be set on that property line abutting the side street. Notwithstanding anything contained in this section to the contrary, Owners are expressly prohibited from constructing fencing around utilities and/or otherwise blocking access thereto.

EXHIBIT "A"

VALLEY RANCH

SUPPLEMENT TO NOTICE OF APPLICABILITY [RESIDENTIAL] [UNIT 3A]

File Information

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LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 6/6/2019 12:28 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk