

STATE OF TEXAS §
COUNTY OF BEXAR §

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This Amendment to Declaration of Covenants, Conditions and Restrictions has been made by certain owners, hereinafter identified, of lots in Royal Ridge Unit VII Townhouses Subdivision.

WITNESSETH

WHEREAS, the persons named in Exhibit "A", attached to and made a part hereof, are the owners of certain property in the City of San Antonio, County of Bexar, State of Texas, known and described as Royal Ridge Unit VII Townhouses, a subdivision of 13.787 acres out of the J.F.A. Scott Survey No. 323, Abstract 676, County Block 5074, a plat thereof being of record in Volume 8500, page 205, Deed and Plat Records of Bexar County, Texas; and

Whereas, the persons named in Exhibit "A" have approved and adopted the Second Amendment, set forth in Exhibit "A", to Declaration of Covenants, Conditions and Restrictions made by Windcrest Development Corporation, dated August 14, 1978, and filed for record on May 17, 1979, with the County Clerk of Bexar County in Volume 1542, page 711, rerecorded on August 15, 1979 in Volume 1648, page 179 Bexar County Deed Records and Amended on October 22, 1990 in Volume 4936, Page 871; and

WHEREAS, in compliance with said Covenants, Conditions and Restrictions, the persons identified in Exhibit "A" as signatories to Second Amendment constitute the owners of not less than sixty-seven percent (67%) of the Lots.

NOW THEREFORE, it is hereby declared by the undersigned President of the Royal Ridge Town Homes Association, Inc., a corporation, acting for and on behalf of the said corporation and the owners named in Exhibit "A", that all of the property described above shall be held, used, sold and conveyed subject to said Second Amendment to the aforesaid declarations, covenants, conditions and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof, and the declarant named in the original Declaration of Covenants, Conditions and Restrictions.

Except as amended in accordance with the provisions of Exhibit "A", all Covenants, Conditions and Restrictions contained in the Original Declaration shall remain in full force and effect. This Amendment may be modified and amended only in accordance with the provisions for amendment contained in the original declaration.

EXHIBIT "A"
AMENDMENT NO. 2

Article V of the original Declaration of Covenants, Conditions and Restrictions is hereby amended to read as follows:

"The Royal Ridge Town Homes Association, Inc. shall provide exterior maintenance upon each lot subject to assessment under the original Covenants, Conditions and Restrictions as follows: Paint exterior building surfaces, originally installed by Windcrest Development Corporation, excluding additions and roofs. The Association shall not at any time be responsible for replacement of any roofs upon any dwelling situated upon any lot subject to assessment under the original Covenants, Conditions and Restrictions. There will be no maintenance of glass surfaces, screens, screen doors, exterior doors, window fixtures, exterior hardware and patio areas, gutters, downspouts or maintenance or service of utility lines by the Association.

The painting of all structures visible from the street or alleyways must match existing paint colors of exterior building surfaces originally installed by Windcrest Development Corporation.

All costs of maintenance or repair shall be borne solely by the owner and the specific lot, and shall be in addition to the regular assessment."

SIGNED BY THE FOLLOWING PERSONS:

Duncan Manning
Robert Foster
Elizabeth Hassell
Kathie Obeck
Ellen A. Hughes
Tanner Gipson
Gloria S. Stephens
Thomas Partch
Joseph F. Stuller
Brent Kelley
Dwain W. Vincent
James A. Patin Sr.
Mary I. Milburn
Kathleen Palousek
Evelyn Beckwith Chavela
Bob & Sandy Delashaw
Peter Ledoux
Bonnie Hopkins
Cecilia Guzman
Robert L. & Susan Scott
Frank Bristow, Jr.
Marion Caldwell
B. J. & Pearl Bartley
Mary Lee Allen
Daniel A. Cretaro
Roger L. Martin

Thaweepon Shelton
Glenn A. St. Claire, Jr.
Chong Daugherty
Jason Field
Neal Barilleaux
James A. Crocker
Patricia L. Stewart
Michael Collins
John L. Holomb
Debra L. Uecker
David Salazar
Brenda Littleton
Jordan Peter Calliccoat
Cynthia Croft
Ray Foley
Mary Massey
Cesar R. Garcia
Philson K. Feeman
Helen Nagy
Alice M. Hotchkiss
Charles & Magui Dunn
Elizabeth Ann Dukes
Sandi Tipps
Layla Garza
Jimmy E. Fox
W. Keyes

Darrell L. Drentlaw
Richard W. Cottrell POA
for Stephanie K. Cottrell
Edward Hughes
Frances B. Hensley
Darrell L. Drentlaw
Kimberly D. Turner
Cynthia A. Manes
Ellen Brodsky
Richard F. Schutte
Shawn & Haydee Sandlin
Ruth Mazurek
Celso Villagran
Wanda Espinosa
Jesse Saucedo

IN WITNESS WHEREOF, the undersigned, as President of the Royal Ridge Town Homes Association, Inc., has hereunto set her hand this 23rd day of March, 2016.

Royal Ridge Townhomes Association, Inc

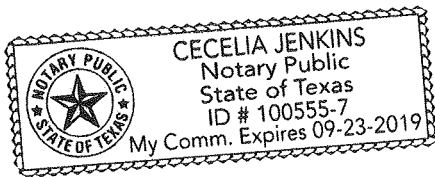
Elizabeth Hassell
Elizabeth (Sue) Hassell, President

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Elizabeth Hassell, known to me to be the person whose name is subscribed to the foregoing instrument, as President of the Royal Ridge Town Homes Association, Inc., a corporation, and acknowledged to me that the foregoing Second Amendment to Declaration of Covenants, Conditions and Restrictions was duly executed by the person named and that as President of the Royal Ridge Town Homes Association, Inc. he has approved the foregoing Second Amendment and signed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN under my hand and seal of office this 23rd day of March, 2016.



Cecelia Jenkins
Notary Public in and for the State of Texas

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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAR 23 2016

Doc# 20160052883 Fees: \$34.00
03/23/2016 2:57PM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS