

1997012

6 Dec '90

STATE OF TEXAS )

COUNTY OF BEXAR )

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Amendment to Declaration of Covenants, Conditions and Restrictions has been made by certain owners, herinafter 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, signed and adopted Amendment No. 1, 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, and re-recorded on August 15, 1979 in Volume 1648, page 179 Bexar County Deed Records; and

WHEREAS, in compliance with said Covenants, Conditions and Restrictions, the persons identified in Exhibit "A" as signatories to Amendment No. 1 constitute the owners of not less than ninety (90) percent 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 in 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 Amendment No. 1 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.

with  
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.

IN WITNESS WHEREOF, the undersigned, as President of the Royal Ridge Town Homes Association, Inc., has hereunto set his hand this

22<sup>nd</sup> day of October, 1990.

ROYAL RIDGE TOWN HOMES ASSOCIATION, INC.

Wallace B Short  
By: Wallace B. Short

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AMENDMENT NO. 1

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, repair, replace and care for gutters, downspouts, and exterior building surfaces, originally installed by Windcrest Development Corporation, excluding 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 and exterior hardware and patio areas. Also, there will be no maintenance or service of utility lines or services by the Association.

If the maintenance or repair is caused by the willful or negligent act of the owner, his family, guests, or invitees, the cost of such 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:

Raymond J. Foley	Clara Karabascz	Virginia McGary
James W. Ward	B. M. Cartledge	Robert E. Andrus
Robert W. Tate	Wilbur H. Rudy	Elizabeth Smith
Eea Wilder	Robert J. Ross	Charles Howle
Robert Springer	John Shipway	Rosemary Bender
James Williams	Jo Ann Rahn	Edward S. Klonek
Elaine M. Johnson	Henry Hagwood	Wallace E. Short
Charles W. Matsler	J. P. Henderson	Vincent H. Mack
Lowell Ward	Daniel Mason	Charles E. Gainor
Helen Black	Donald Luttrall	Lawrence D. Connolly
Mary Lee Allen	Elaine Flemming	Maria Morrill
R. L. Treasurer/Segar	W. Cannon	Christine Kaufman
Eetty Day	Robert Jee	Sadie T. Travers
Barry L. Biggs	Don Meyers	Eryant Shelton
C. D. Elanks	Don Ofsdahl	Terry Sybrant
Annie S. Harrell	Patricia Stewart	Jeanne Jacobs
Carl E. Irwin	Thomas E. Schafer	William Schwind
Harry T. Freeman	Charles Maddox	Jerry Singleton
David L. Kirkhofer	Mary Boggan Kelly	Mildred Lamkin
D. Shortall	Doris E. Raforth	Nylanne S. Robbins
T. D. Fentress	Mary Milburn	E. F. Graham
R. E. Decker	K. Palousek	Ronald Beckius
T. L. Fentress	Morris D. Campbell	James Ballew
R. B. Tarnava	Robert E. Cooper	Robert H. Kilby
Charles T. York	Clara L. Mittelman	Ann A. Harrison
Joe Covert	John A. Walker	Merle Goodrich
	Elmer E. Johnson	

EXHIBIT "A" RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

*Wallace B. Short*  
Wallace B. Short

ACKNOWLEDGEMENT

STATE OF TEXAS )

COUNTY OF BEXAR )

BEFORE ME, the undersigned authority, on this day personally appeared Wallace E. Short, 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 Amendment to Declaration of Covenants, Conditions and Restrictions was duly executed by the persons named and that as President of the Royal Ridge Town Homes Association, Inc., he has approved the foregoing 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 22 day of

October, 1990



*Karen L. Krueger*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Atts:*

*Admiral Wallace B. Short  
5817 Archwood  
San Antonio, TX. 78239*