

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

**AMENDMENT OF RULES AND REGULATIONS  
OF  
LEGENDS VILLAGE HOMEOWNERS ASSOCIATION, INC.**

*Regarding Lot subdivision; Multiple Dwellings on Lots; Architectural Requirements*

**Document references.** Reference is hereby made to the Legends Village Master Declaration of Covenants, Conditions and Restrictions, filed as Document No. 2006082534 in the Official Public Records of Williamson County (together with any amendments and supplements thereto, the "Declaration").

Reference is further made to the Rules and Regulations filed as Document No. 2011086746 and the Amendments to Rules and Regulations filed as Document Nos. 2012106060, 2014072291, 2017109251, 2019028293, 2020068073, and 2020018186, all in the Official Records of Williamson County, Texas (together with any amendments and supplements thereto, the "Rules").

WHEREAS the owners of lots subject to the Declaration are automatically made members of Legends Village Homeowners Association, Inc. (the "Association");

The Association, acting through its board of directors (the "Board"), is authorized to adopt and amend rules and regulations governing the affairs of the Association pursuant to Section 5.4(A) of the Declaration, and the Board has previously adopted the Rules; and

WHEREAS Section 3.13 of the Declaration prohibits subdividing lots, and the Board has voted at a properly noticed meeting to supplement the Declaration by adopting a rule to prohibit more than one dwelling per lot, as set forth below;

THEREFORE the Rules have been, and by these presents are, amended as follows:

By the rule contained in Exhibit "A".

Subject solely to the amendments contained in Exhibit "A", all of the rules of the Association remain in full force and effect.

APPROVED and ADOPTED this 15 day of December, 2025.

Legends Village Homeowners Association, Inc.  
Acting by and through its Board of Directors

Jason Spradley  
PRINTED NAME: \_\_\_\_\_  
TITLE: President

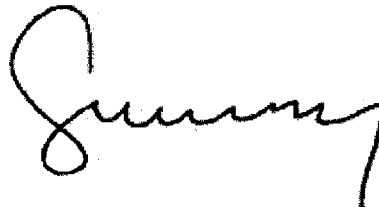


Exhibit "A": Rule

**Acknowledgement**

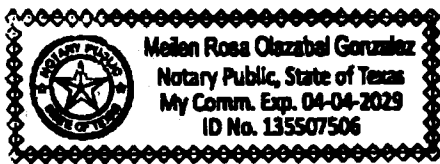
STATE OF TEXAS §

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This instrument was executed and acknowledged before me on the 15<sup>th</sup> day of December, 2025, by Jason Spradley in the capacity stated above.



\_\_\_\_\_  
Notary Public, State of Texas



**Exhibit "A"**

1. One Dwelling (home) per Lot. No more than one dwelling (defined as a single-family residential home) shall be built on any Lot, regardless of whether the improvement is physically connected to the dwelling<sup>1</sup>.
2. No Lot subdivision. No lot may be subdivided.<sup>2</sup>.
3. Architectural considerations.
  - a. Authority. No building, fence, wall, or other improvement of any kind (including all repair arising by reason of any casualty damage or destruction) shall be commenced, erected, placed, maintained or altered on any Lot, and no exterior painting of, exterior addition to, or alteration of any such items shall be undertaken until all plans and specifications and a plot plan have been submitted to and approved in writing by the Architectural Control Committee ("Committee") as to:
    - (i) quality of workmanship and materials, adequacy of site dimensions, adequacy of structural design, acceptability of floor plan, and proper facing of main elevation with respect to adjacent streets;
    - (ii) conformity and harmony of the external design, color, type and appearance of exterior surfaces and landscaping in relation to the various parts of the proposed improvements and in relation to improvements on other Lots; and
    - (iii) the other standards set forth within this Declaration.

The Committee may permit, deny, or permit with condition, any improvements, and in making its determination, may take into consideration all factors deemed relevant, including height, visibility from the street and surrounding lots, color, materials, number of existing improvements on the Lot, dimensions, and other such considerations.

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<sup>1</sup> For example, an addition to a dwelling, adding an additional kitchen or kitchenette and bedroom(s), whether attached or unattached to the primary residents, would still be considered two dwellings.

<sup>2</sup> See Declaration Section 3.13

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025101846**

Pages: 4 Fee: \$33.00

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KCURRIE



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas