

AFTER RECORDING RETURN TO:



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SCANNED

**CIBOLO CANYONS RESORT
FIRST AMENDMENT TO
NEW CONSTRUCTION DESIGN GUIDELINES
UNIT 6
*Bexar County, Texas***

Book 15441 Page 76 3pgs

Cross reference to Cibolo Canyons Resort New Construction Design Guidelines Unit 6, recorded as Document No. 20080213243 in the Official Public Records of Bexar County, Texas,.

FIRST AMENDMENT TO
NEW CONSTRUCTION DESIGN GUIDELINES
UNIT 6

This First Amendment to Cibolo Canyons Resort New Construction Design Guidelines Unit 6 ("Amendment") is made by THE CIBOLO CANYONS REVIEWER and is as follows:

RECITALS:

A. **FORESTAR (USA) REAL ESTATE GROUP, INC.**, a Delaware corporation (the "Declarant") pursuant to *Section 6.05(b)* of that certain Cibolo Canyons Resort Master Covenant recorded as Document No. 20050216763 in the Official Public Records of Bexar County, Texas (the "Master Covenant"), adopted the Cibolo Canyons Resort New Construction Design Guidelines Unit-6 recorded as Document No. 20080213243, Official Public Records of Bexar County, Texas (the "Design Guidelines").

B. Pursuant to *Section 6.02* of the Master Covenant, Declarant is the Cibolo Canyons Reviewer until expiration or termination of the Development Period. The Development Period is still in effect.

C. Pursuant to *Section 6.05(b)* of the Master Covenant, the Cibolo Canyons Reviewer has the power to unilaterally amend and modify the Design Guidelines.

D. The Cibolo Canyons Reviewer desires to amend the Design Guidelines as set forth herein.

NOW THEREFORE, The Design Guidelines are hereby amended as follows:

1. **Roofs**. The section of the Design Guidelines entitled "Prohibited Elements- Roofs" on page 5 is hereby deleted in its entirety and replaced with the following:

Prohibited Elements

Roofs

- Composition Shingle Roofs
- Excessively pitched roofs.
- Highly reflective roofs.
- Mansard, gambrel or chalet roofs.
- Flat roofs.
- Roofs that are too steep or too shallow for the style of the home.
- Shed roofs except as incidental to the main roof.

2. **Roofs and Chimneys**. The section of the Design Guidelines entitled "Roofs and Chimneys" on page is hereby deleted in its entirety and replaced with the following:

Roofs and Chimneys

Unless approved in advance by the Cibolo Canyons Reviewer, roofs shall be tile, standing seam metal (non-reflective) and the pitch and color of all roof materials must be approved in writing by the Cibolo Canyons Reviewer.

All chimneys shall be clad in masonry of the same type used on the exterior walls. Metal chimney caps are prohibited.

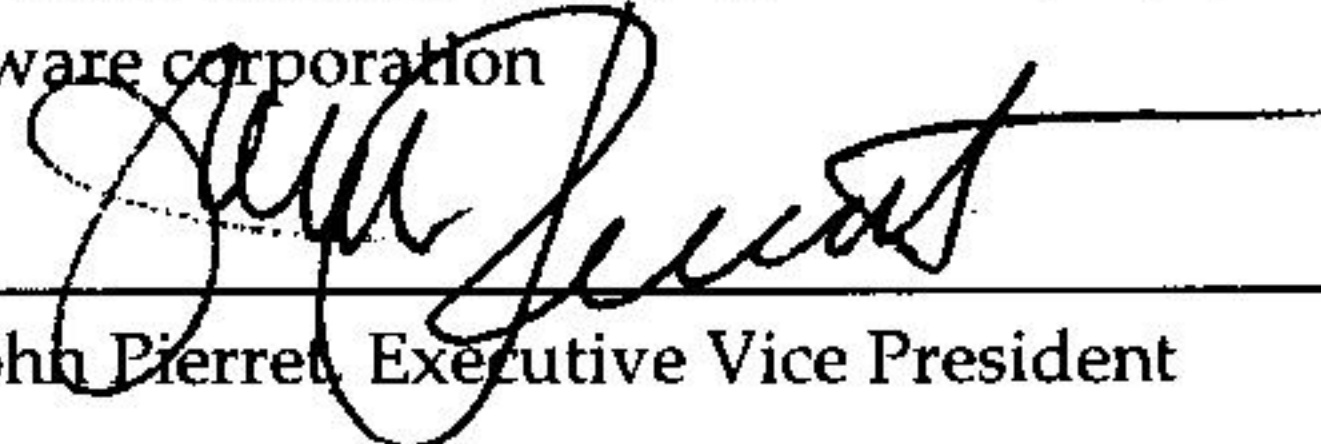
Roof vents and other penetrations shall be as unobtrusive as possible and must match the principal color of the roof unless approved in advance by the Cibolo Canyons Reviewer.

3. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Covenant or the Design Guidelines (in that order). Unless expressly modified by the terms and provisions of this Amendment, all other terms and provisions of the Design Guidelines remain in full force and effect as written.

EXECUTED TO BE EFFECTIVE on this ____ day of _____, 2012.

CIBOLO CANYONS REVIEWER:

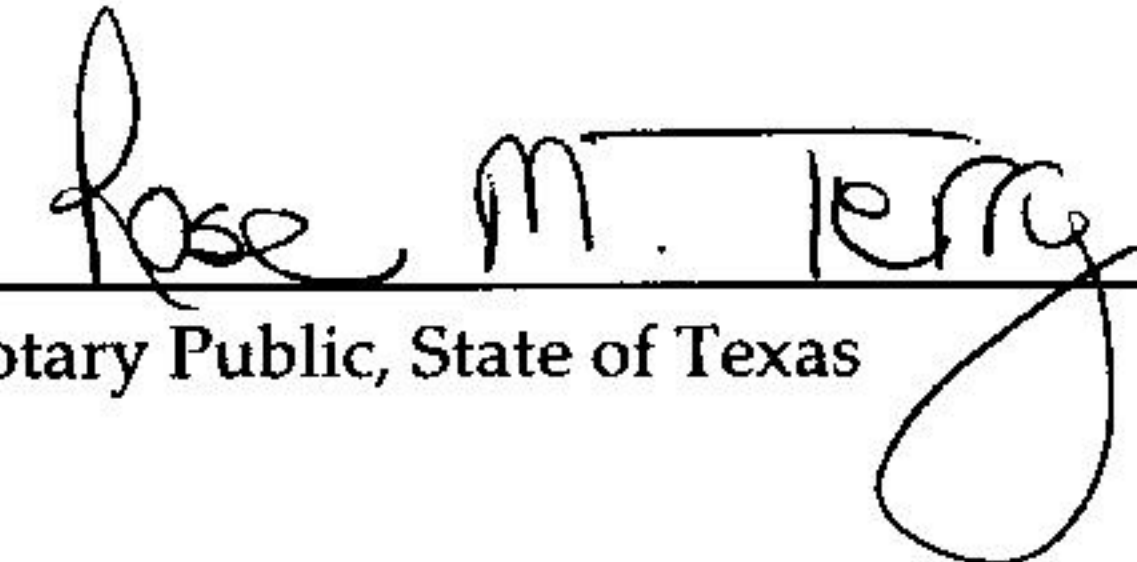
FORESTAR (USA) REAL ESTATE GROUP INC., a
Delaware corporation

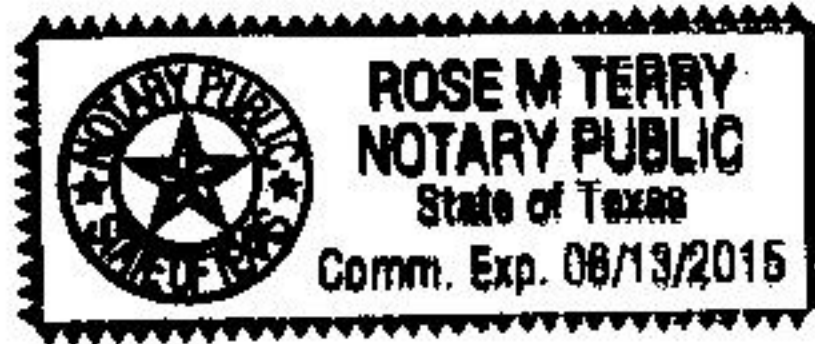
By: 
John Pierret, Executive Vice President

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the 11 day of April, 2012, by John Pierret, Executive Vice President of Forestar (USA) Real Estate Group Inc., a Delaware corporation, on behalf of such corporation.

[seal]


Notary Public, 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:

APR 12 2012




COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20120067364 Fees: \$24.00
04/12/2012 11:37AM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK