



AFTER RECORDING RETURN TO:

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CIBOLO CANYONS RESORT

SECOND AMENDMENT TO
DEVELOPMENT AREA DECLARATION
[UNIT-7]

Bexar County, Texas

Declarant: TF CIBOLO CANYONS, L.P., a Delaware limited partnership

Cross Reference to: (i) Cibolo Canyons Resort Master Covenant, recorded as Document No. 20050216763 in the Official Public Records of Bexar County, Texas, as amended; (ii) Cibolo Canyons Resort [Unit-7] Development Area Declaration, recorded as Document No. 20080028877 in the Official Public Records of Bexar County, Texas, as amended; (iii) Notice of Applicability of Cibolo Canyons Resort Master Covenant [Unit-7], recorded as Document No. 20080028876 in the Official Public Records of Bexar County, Texas; and (iv) Assignment of Declarant Rights, recorded as Document No. 20180030266 in the Official Public Records of Bexar County, Texas.

SECOND AMENDMENT TO CIBOLO CANYONS RESORT
DEVELOPMENT AREA DECLARATION
[UNIT-7]

This Second Amendment to Cibolo Canyons Resort Development Area Declaration [Unit-7] (this "Amendment") is made by TF CIBOLO CANYONS, L.P., a Delaware limited partnership ("Declarant"), and is as follows:

RECITALS:

A. Pursuant to that certain Notice of Applicability of Cibolo Canyons Resort Master Covenant [Unit-7], recorded as Document No. 20080028876 in the Official Public Records of Bexar County, Texas, the Development Area is subject to the terms and provisions of that certain Cibolo Canyons Resort Master Covenant, recorded as Document No. 20050216763 in the Official Public Records of Bexar County, Texas, as amended (the "Master Covenant").

B. Forestar (USA) Real Estate Group, Inc., a Delaware corporation (the "Original Declarant") previously recorded that certain Cibolo Canyons Resort [Unit-7] Development Area Declaration, recorded as Document No. 20080028877 in the Official Public Records of Bexar County, Texas, which was amended by that certain First Amendment Cibolo Canyons Resort [Unit-7] Development Area Declaration, recorded as Document No. 20190129520 in the Official Public Records of Bexar County, Texas (collectively, the "Development Area Declaration").

C. Original Declarant assigned, transferred and conveyed its rights as "Declarant" under the Master Covenant and the Development Area Declaration to Declarant, pursuant to that certain Assignment of Declarant Rights, recorded as Document No. 20180030266 in the Official Public Records of Bexar County, Texas.

D. Pursuant to *Section 7.02* of the Development Area Declaration, the Development Area Declaration may be amended by the Declarant acting alone.

E. Declarant now desires to amend the Development Area Declaration as set forth hereinbelow.

NOW THEREFORE, Declarant hereby amends and modifies the Development Area Declaration as follows:

1. Impervious Cover Allocation for Unit 7D Lots. A new *Section 3.24.2* is hereby added to the Development Area Declaration as follows:

3.24.2 Impervious Cover Allocation for Unit 7D Lots.

Notwithstanding the first sentence of *Section 3.24*, certain Lots within the Development Area comprised of Lots 26 through 36, Block 165, Lots 1 through 8, Block 166, Lots 2 through 11, Block 167, Cibolo Canyon-Unit 7D, Enclave, a

subdivision of record in Bexar County, Texas (collectively, the "Unit 7D Lots") are hereby allocated a collective total of 197,200 square feet of impervious cover to be allocated among the Unit 7D Lots; provided that the amount of impervious cover constructed on each individual Unit 7D Lot may in no event exceed 6,800 square feet unless a variance is first obtained from the Cibolo Canyons Reviewer pursuant to the Master Covenant. In the event the residence as originally constructed by a homebuilder on such Unit 7D Lot is less than 6,800 square feet, the homebuilder of the original residence constructed may assign additional impervious cover up to an additional two hundred (200) square feet until the Lot has been allocated a total of 6,800 square feet, with any unused impervious cover being assigned by the homebuilder to Declarant. As an example, if the residence as originally constructed by a homebuilder totals 6,300 square feet of impervious cover, the homebuilder may assign up to an additional 200 square feet of impervious cover to the Lot for a total of 6,500 square feet of impervious cover, with the remaining 300 square feet of unused impervious cover being assigned by the homebuilder to Declarant (e.g. the difference between the 6,500 total square feet of impervious cover and the 6,800 maximum total square feet of impervious cover). As another example, if the residence as originally constructed by a homebuilder totals 6,700 square feet of impervious cover, the homebuilder may only assign an additional 100 square feet of impervious cover for a total of 6,800 square feet of impervious cover.

FOR THE AVOIDANCE OF DOUBT, IN NO EVENT MAY THE IMPERVIOUS COVER ON ANY UNIT 7D LOT WITHIN THE DEVELOPMENT AREA EXCEED SIX THOUSAND EIGHT HUNDRED (6,800) SQUARE FEET UNLESS A VARIANCE IS FIRST OBTAINED FROM THE CIBOLO CANYONS REVIEWER PURSUANT TO THE MASTER COVENANT.

2. Miscellaneous. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Covenant or the Development Area Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Development Area Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the 2 day of September, 2020.

DECLARANT:

TF CIBOLO CANYONS, L.P.,
a Delaware limited partnership

By: TF Holdings GP, L.L.C.,
a Delaware limited liability company,
its general partner

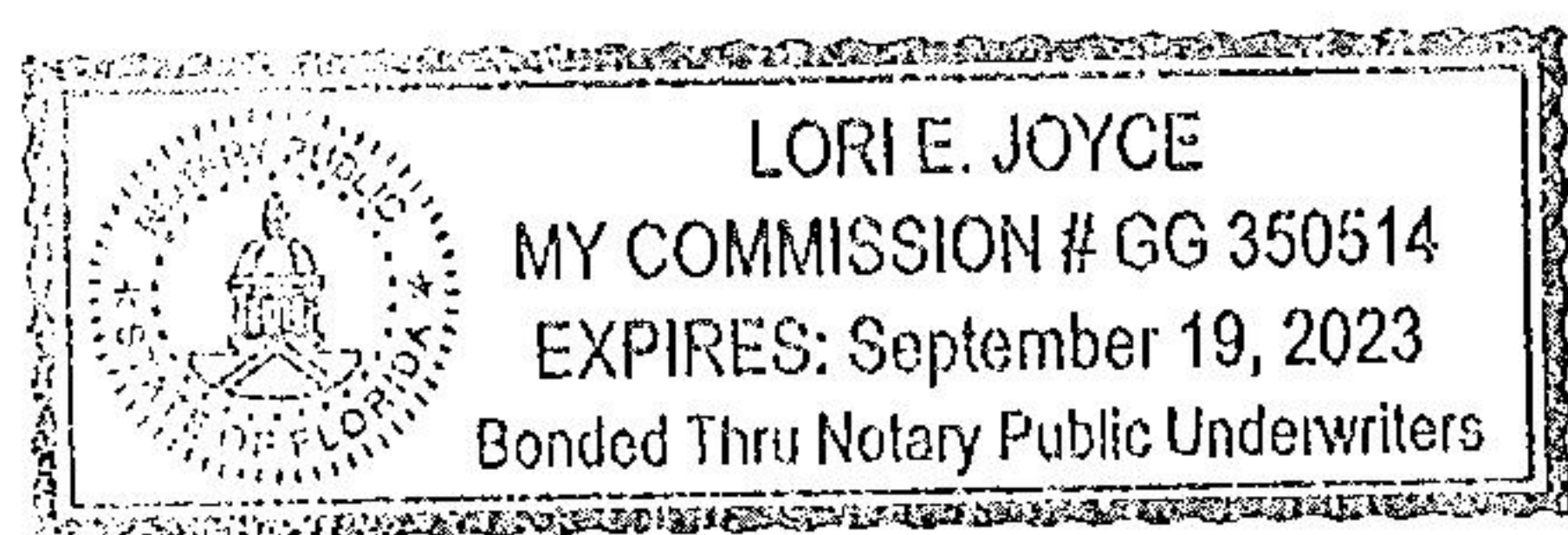
By: [Signature]
Printed Name: John Brian
Title: Authorized Signatory

STATE OF Florida §

COUNTY OF Manatee §

This instrument was acknowledged before me on the 2 day of September, 2020, by John Brian, Authorized Signatory of TF Holdings GP, L.L.C., a Delaware limited liability company, general partner of TF CIBOLO CANYONS, L.P., a Delaware limited partnership, on behalf of such limited liability company and limited partnership.

[seal]



[Signature]
Notary Public, State of Florida

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: 9/3/2020 8:54 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk