

AFTER RECORDING RETURN TO:  
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**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
COLUMBIA SQUARE**

*BEXAR COUNTY, TEXAS*

Declarant: TENOTEX PARTNERS, INC., a Texas corporation

Cross Reference to Declaration of Covenants, Conditions and Restrictions for Columbia Square  
recorded as Document No. 20200316170 in the Official Public Records of Bexar County, Texas.

4889-2118-1189v.2 54969-74

**FIRST AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
COLUMBIA SQUARE**

This First Amendment to Declaration of Covenants, Conditions and Restrictions of Columbia Square (this "**Amendment**") is made by **TENOTEX PARTNERS, INC.**, a Texas corporation ("**Declarant**"), and is as follows:

**RECITALS:**

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Columbia Square as Document No. 20200316170 in the Official Public Records of Bexar County, Texas (the "**Declaration**").

B. Pursuant to *Section 11.2* of the Declaration, before the Election Date, the Declaration may be amended by Declarant without consent of other Owners or any Mortgagee or its representative. The Election Date has not yet occurred.

C. Declarant desires to amend the Declaration as set forth hereinbelow.

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

1. **Location of Dwelling Unit.** *Section 5.3* of the Declaration is hereby deleted in its entirety and replaced by the following:

**5.3. Location of Dwelling Unit.** Except as may be authorized in writing by the Architectural Review Committee, no Dwelling Unit or Improvement shall be located (i) nearer to any front Lot line than fifteen feet (15') or the building setback line depicted on the Plats, whichever is greater; (ii) nearer to any side Lot line than five feet (5'), except on pie-shaped Lots where the average of the side setback line shall not be less than five feet (5'); or (iii) nearer than fifteen feet (15') to the rear Lot line. The setback restrictions in *Sections 5.3 (ii)* and *(iii)* above shall not apply to fences, driveways or sidewalks.

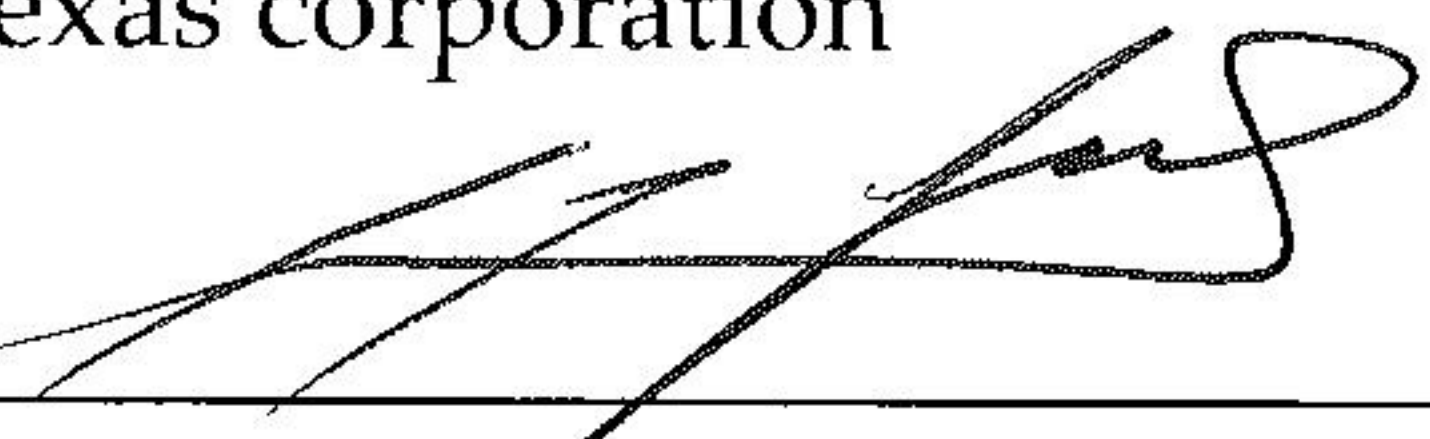
2. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and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

*[signature page follows]*

Executed to be effective on the date this instrument is recorded in the Official Public Records of Bexar County, Texas.

DECLARANT:

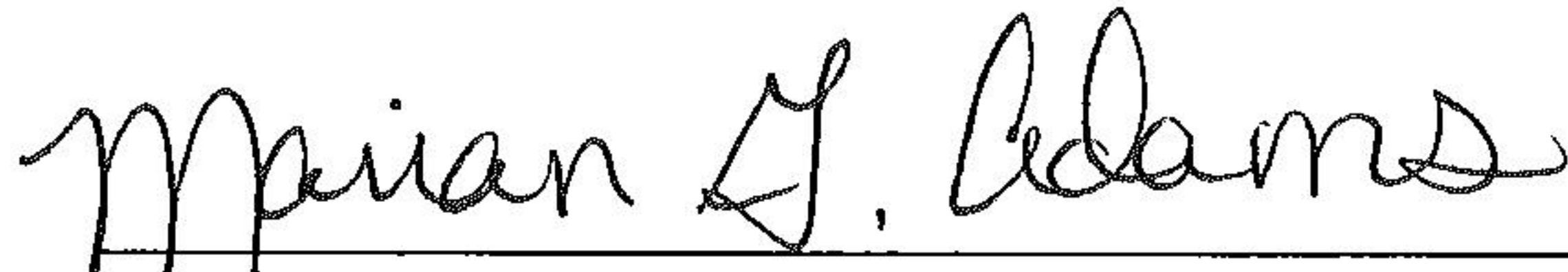
TENOTEX PARTNERS, INC.,  
a Texas corporation

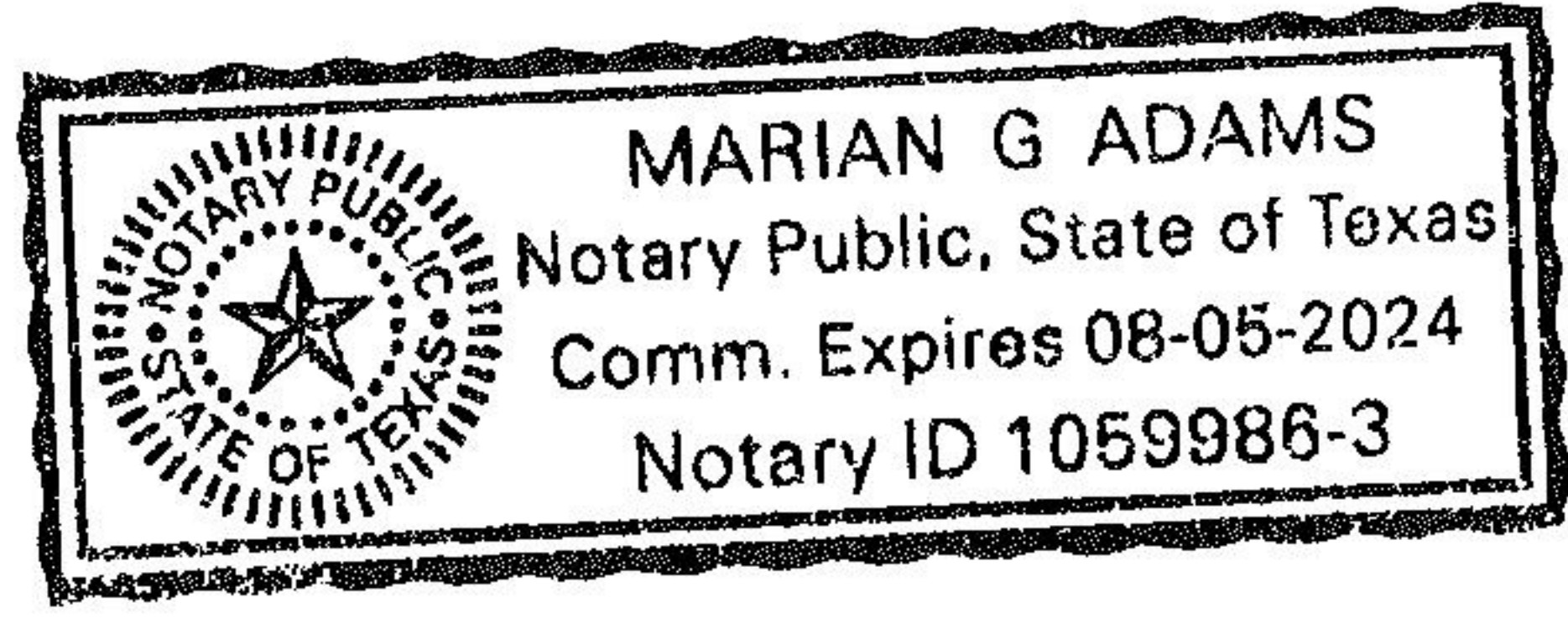
By:   
Printed Name: ISRAEL FOGIEL  
Title: PRESIDENT

STATE OF TEXAS                   §  
COUNTY OF Bexar               §

This instrument was acknowledged before me on the 4<sup>th</sup> day of February, 2022, by Israel Fogiel, President of TENOTEX PARTNERS, INC., a Texas corporation, on behalf of said corporation.

[seal]

  
Notary Public, State of Texas



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

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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: 2/22/2022 2:32 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk