



VG-49-2020-56376

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 56376

Real Property

AMENDMENT

Recorded On: April 08, 2020 02:16 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number: 56376
Receipt Number: 20200408000045
Recorded Date/Time: April 08, 2020 02:16 PM
User: Amber L
Station: Clerk Station

Record and Return To:

TEXAS GRAND RANCH
PO BOX 39
NEW WAVERLY TX 77358



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED in the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

**AMENDMENT
TO THE
SITE & BUILDING REQUIREMENTS FOR
TEXAS GRAND RANCH**

Pursuant to the Sixth Amended and Restated Declaration of Covenants, Conditions and Restrictions for Texas Grand Ranch, Section 9.3 and as recorded at Instrument Number 46545 in the Official Records of Walker County, in Walker County, Texas, the undersigned hereby amends the Site & Building Requirements, as recorded on April 15, 2019 at Instrument No. 46546 in the Official Records of Walker County, in Walker County, Texas as follows:

The following shall replace the fourth (4th) paragraph of 2.0; and shall replace the last paragraph of 4.1; and shall replace the first paragraph in 4.3, as follows:

All lots adjoining the Huntsville State Park shall contain an additional provision to provide for a "no clear zone" setback of twenty-five feet (25') from the lot boundary lines adjacent to Huntsville State Park prohibiting the clearing of trees, brush, or of any undergrowth to allow for a privacy buffer for the adjoining property owner. This no clear zone shall be enforceable by the Texas Grand Ranch Property Owners Association and by Texas Parks and Wildlife Department. These lots are identified as Section 5, Block 23, Lots 1-9, 14-37; and Section 7, Block 23, Lots 54-70; and Section 9, Block 23, Lots 84-93; and Section 13 Block 23, Lots 94-104. Violation of the no clear zone and/ or removal of the vegetative buffer on a lot boundary line adjacent to Huntsville State Park will result in lot owner being required to plant additional trees to screen the cleared area and may be subject to fines of up to \$5,000.

All other terms and conditions of the Site & Building Requirements shall remain the same.

EXECUTED this 8 day of April, 2020

1 TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION

By: Delra Bankhaeta

Its: Secretary

STATE OF TEXAS _____)
) ss.
County of Walker _____)

This instrument was acknowledged before me this 8 day of April, 2020 by
Debra Buckner as Secretary of 1 Texas Grand Ranch
Property Owners Association.

Notary Shelby Ann Gehovak

My Commission expires: 06-19-2023

When Recorded Return To:
Texas Grand Ranch Property Owners Association
1015 A West Street SH 150
New Waverly, TX 77358

