

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

HACIENDA

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Hacienda (this “**Amendment**”) is made by **CENTURY LAND HOLDINGS II, LLC**, a Colorado limited liability company, **D/B/A CENTURY LH II, LLC**, and **HVH HOMES, LLC**, a Texas limited liability company (collectively, “**Declarant**”).

RECITALS

A. Declarant created a residential community on that certain real property located in Bexar County, Texas, which is known as Hacienda Subdivision.

B. Declarant has subjected the Property to certain covenants, conditions, restrictions, easements, charges and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Hacienda recorded under Document No. 20220093969, Official Public Records of Bexar County, Texas (the “**Declaration**”).

C. During the Development Period, Declarant specifically reserved for itself, its successors and assigns, the right to amend the Declaration by Recording an amendment to the Declaration in the Official Public Records of Bexar County, Texas.

NOW, THEREFORE, for and in consideration of the premises and mutual covenants and conditions contained herein, Declarant so hereby amends the Declaration, as follows:

1. **Garages; Driveways.** Section 3.02 of the Declaration is deleted in its entirety and the following paragraph is substituted in its place:

3.02 **Garages; Driveways.** The location, orientation and opening of each garage to be located on a Lot shall be approved in advance of construction by the ACC. No garage may be permanently enclosed or otherwise used for habitation. Each driveway must be built to a minimum of sixteen feet (16') in width. All garages must be attached to the home constructed on the Lot. Each home must include a one-car or two-car garage.

2. **Force and Effect.** Except as modified hereby, the Declaration shall remain in full force and effect, and, in the event of any inconsistencies between this Amendment and the terms of the Declaration, the terms set forth in this Amendment shall govern and control.

3. **Captions.** Captions used herein are for convenience only and are not to be utilized to ascribe any meaning to the contents thereof.


4. Conflict of Terms. Unless defined differently herein or the context clearly requires otherwise, all terms used in this Amendment shall have the meanings ascribed to them under the Declaration.

5. Binding Effect. This Amendment shall be binding upon and shall inure to the benefit of Declarant and its successors, assigns, receivers and trustees, and shall be governed by and construed in accordance with the laws of the State of Texas.

EXECUTED to be effective on the date this instrument is Recorded.

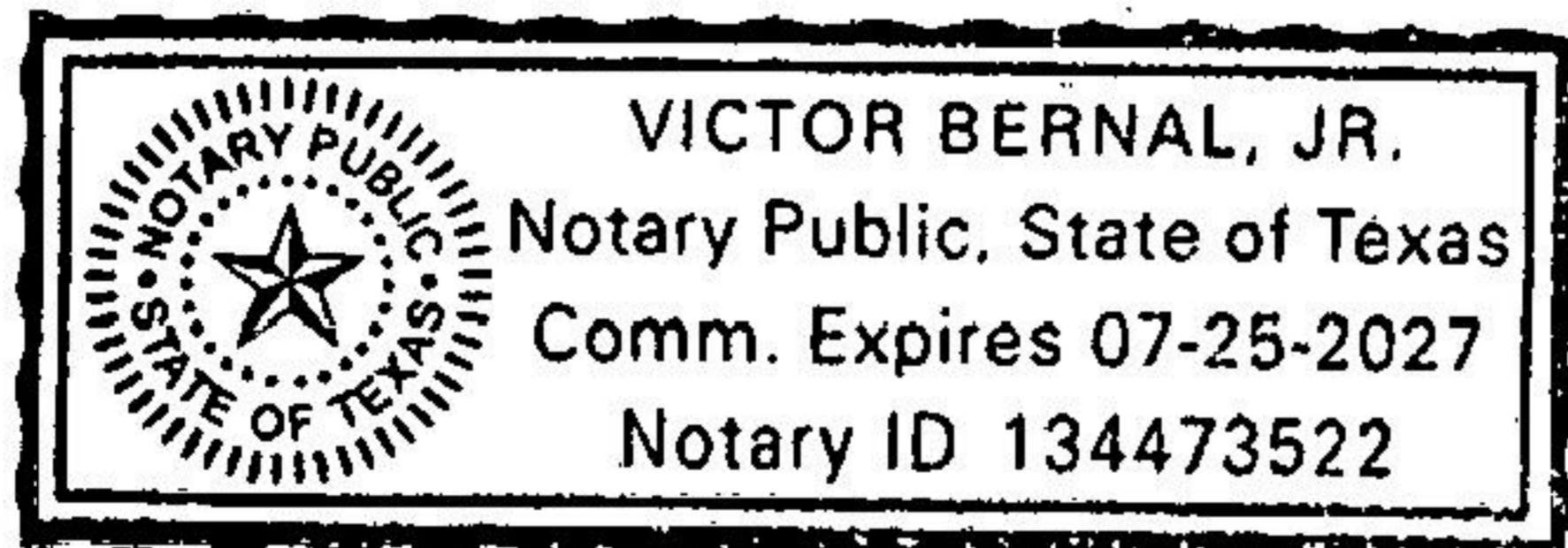
CO-DECLARANT:


**CENTURY LAND HOLDINGS II, LLC, a
Colorado limited liability company,
D/B/A CENTURY LH II, LLC**

By: 
Printed Name: Rudy Munoz
Title: Authorized Signatory

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 28th day of MARCH, 2024, by Rudy Munoz, Authorized Signatory of Century Land Holdings II, LLC, a Colorado limited liability company, d/b/a Century LH II, LLC, on behalf of said limited liability companies.





Notary Public, State of Texas

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGE]

CO-DECLARANT:

HVH HOMES, LLC, a Texas limited liability company

By: 
Printed Name: Tammy Zink
Title: Area President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 8th day of March, 2024, by Tammy Zink, Area President of HVH HOMES, LLC, a Texas limited liability company, on behalf of said limited liability company.


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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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: 4/1/2024 7:29 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk