

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
KNOX RIDGE SUBDIVISION
BEXAR COUNTY, TEXAS**

This First Amendment to Declaration of Covenants, Conditions and Restrictions (this "Amendment") is made to be effective as of the 9th day of May, 2022, by Converse Revitalization Initiative, LLC, a Texas limited liability company ("Declarant").

I. Recitals

1.1 Declarant created a residential community on that certain real property located in Bexar County, Texas, which is known as Knox Ridge Subdivision; and

1.2 Declarant has heretofore subjected the Properties to certain covenants, conditions, restrictions, easements, charges and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Knox Ridge Subdivision which was recorded in/under Document No. 20180203215, Official Public Records of Bexar County, Texas (the "Declaration").

1.3 During the Development Period or Declarant Control Period, Declarant specifically reserves for itself, its successors and assigns, the absolute and unconditional right to alter, modify, change, revoke, rescind or cancel any or all of the restrictive covenants contained in the Declaration to correct a clerical error, clarify an ambiguity or inconsistency, inserting an omitted portion, or removing any contradiction of the terms hereof or for any reason whatsoever deemed necessary for the benefit of the overall development as determined by Declarant, in its sole discretion, by filing an amendment to the Declaration in the Official Public Records of Bexar County, Texas.

Now, Therefore, for and in consideration of the premises contained herein, the sufficiency of which is hereby acknowledged, Declarant so hereby amends the Declaration, as follows:

II. Amendment

2.1 Section 2.4.14. of the Declaration is deleted in its entirety and the following paragraph is substituted in its place:

2.4.14 Declarant, for each Lot owned by it within the Properties, hereby covenants, and each prospective Owner shall be deemed to covenant and agree to pay to the Association an origination fee in the sum of \$500.00

for each newly constructed Living Unit (“Origination Fee”). The Origination Fee shall become due and payable and collected on the date of the transfer of the Lot with the newly constructed Living Unit to the new occupant. The Origination Fee shall be used by the Association to cover shortfalls in the budget, future maintenance of the Common Property, reimburse Declarant for construction of a pool and amenity area and repay loans from Declarant. The Origination Fee shall increase to the sum of \$750.00 after July 15, 2022.

2.2 The following Section 2.4.15 is added to the Declaration:

2.4.15 Transfer Fee. Declarant, for each Lot owned by it within the Properties, hereby covenants, and each prospective Owner shall be deemed to covenant and agree to pay to the Association a transfer fee in the sum of \$100.00 (“Transfer Fee”). The Transfer Fee shall become due and payable and collected on the date of the transfer of an Improved Lot. If an Origination Fee is paid on a transfer of an Improved Lot then no Transfer Fee will be paid. The Transfer Fee shall be used by the Association to cover shortfalls in the budget, future maintenance of the Common Property, reimburse Declarant for construction of a pool and amenity area and repay loans from Declarant.

III. General Provisions

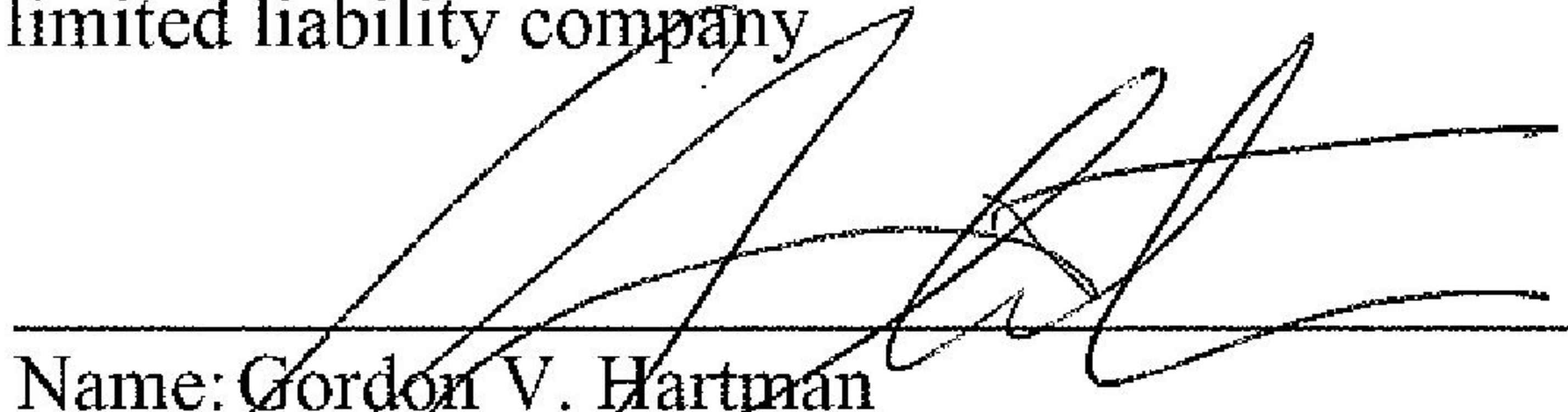
3.1. Force and Effect. Except as modified hereby, the Declaration shall remain in full force and effect, and, in the event of any inconsistencies between this Amendment and the terms of the Declaration, the terms set forth in this Amendment shall govern and control.

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

3.3 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.

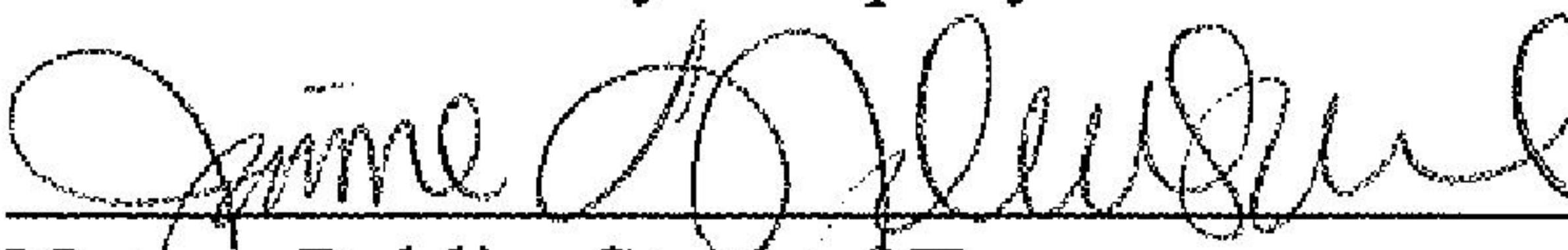
3.4 Binding Effect. This Amendment shall be binding upon and shall inure to the benefit of Declarant and its successors, assigns, receivers and trustees, and shall be governed by and construed in accordance with the laws of the State of Texas.

CONVERSE REVITALIZATION INITIATIVE, LLC, a
Texas limited liability company

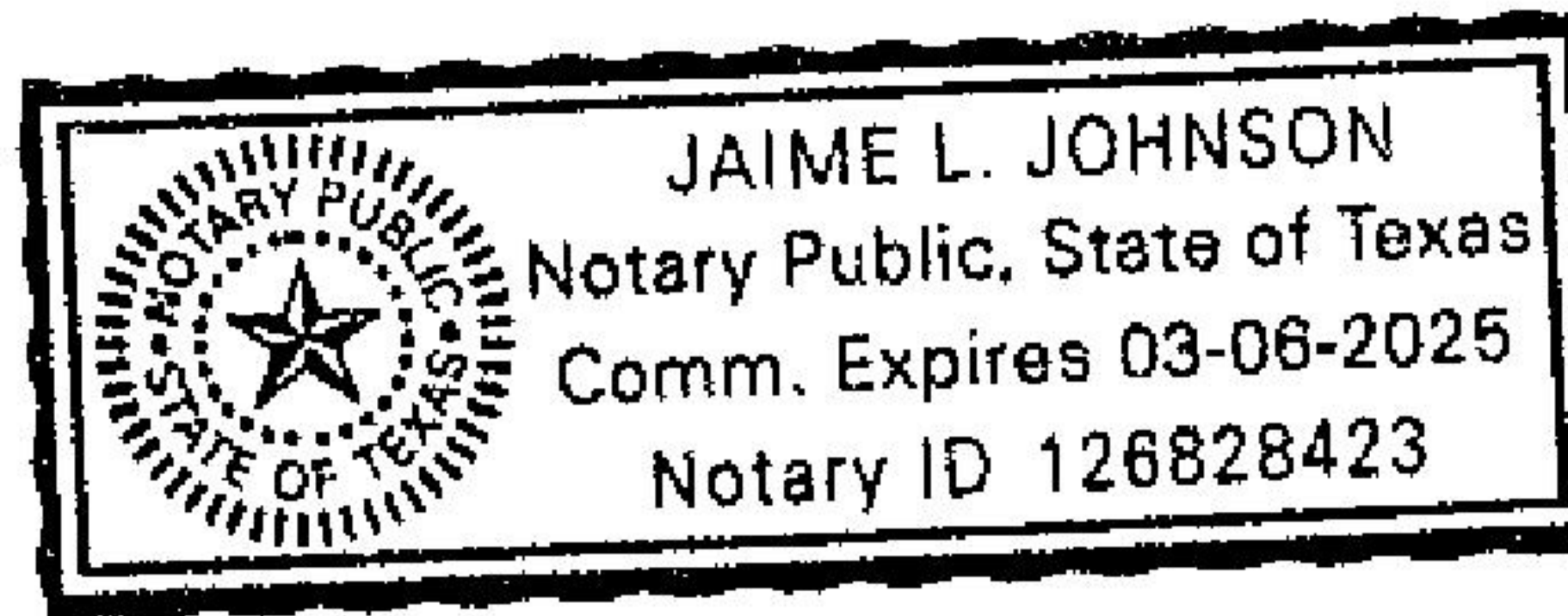
By: 
Name: Gordon V. Hartman
Title: President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 10 day of May, 2022, by **GORDON V. HARTMAN**, as President of Converse Revitalization Initiative, LLC, a Texas limited liability company, on behalf of said limited liability company.


Notary Public, State of Texas

After Recording Return To:
Mr. Ronald W. Hagauer
Attorney at Law
4630 N Loop 1604 W, Suite 514
San Antonio TX 78249



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: 5/13/2022 2:25 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk