

**FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
KNOX RIDGE SUBDIVISION, PHASE 2, UNIT 1  
BEXAR COUNTY, TEXAS**

**SCANNED**

This First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions (this "Amendment") is made to be effective as of the 11th day of March, 2019, by Converse Revitalization Initiative, LLC, a Texas limited liability company ("Declarant").

I. Recitals

1.1 Declarant entered into that certain Declaration of Covenants, Conditions and Restrictions for Knox Ridge Subdivision which was recorded in Document No. 20180203215, Official Public Records of Bexar County, Texas (the "Declaration").

1.2 As allowed by the Declaration, Declarant entered into that certain Supplemental Declaration of Covenants, Conditions and Restrictions for Knox Ridge Subdivision which was recorded in Document No. 20180203217, Official Public Records of Bexar County, Texas (the "Supplemental Declaration").

1.3 Declarant now desires to effectuate that certain amendment to the Supplemental Declaration as contemplated herein.

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

II. Amendment

2.1 Paragraphs 1.3 and 1.4 of the Supplemental Declaration are deleted in their entirety and the following paragraphs are substituted in their place:

1.3 Construction Requirements. For Living Units constructed or placed on a Lot the exterior wall area of the front porch directly adjacent to the front door covered by the porch shall be masonry from the foundation to the 8' floor plate. The total exterior wall area of the front (exclusive of the front porch directly adjacent to the front door covered by the porch), sides and rear of each Living Unit shall be masonry or fiber-cement product or

combination of masonry or a fiber-cement product or all fiber-cement product. Windows, doors, openings, gables and other areas which are not permitted to have brick by applicable ordinances of Governmental Authorities are excluded from the masonry requirement. The term "masonry" as used in this section shall mean brick, stone, or stucco.

1.4 Roof Slope. All roof surfaces shall have at least (i) a five (5) foot to twelve (12) foot pitch or slope on the main structure, and (ii) a four (4) foot to twelve (12) foot pitch or slope on the garage and porches.

### III. General Provisions

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

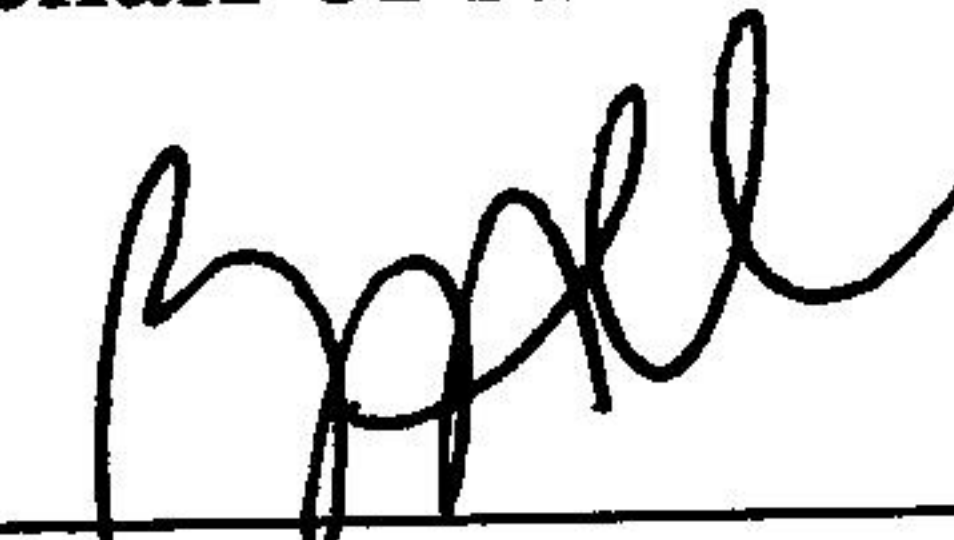
**CONVERSE REVITALIZATION INITIATIVE, LLC**, a  
Texas limited liability company

By: \_\_\_\_\_

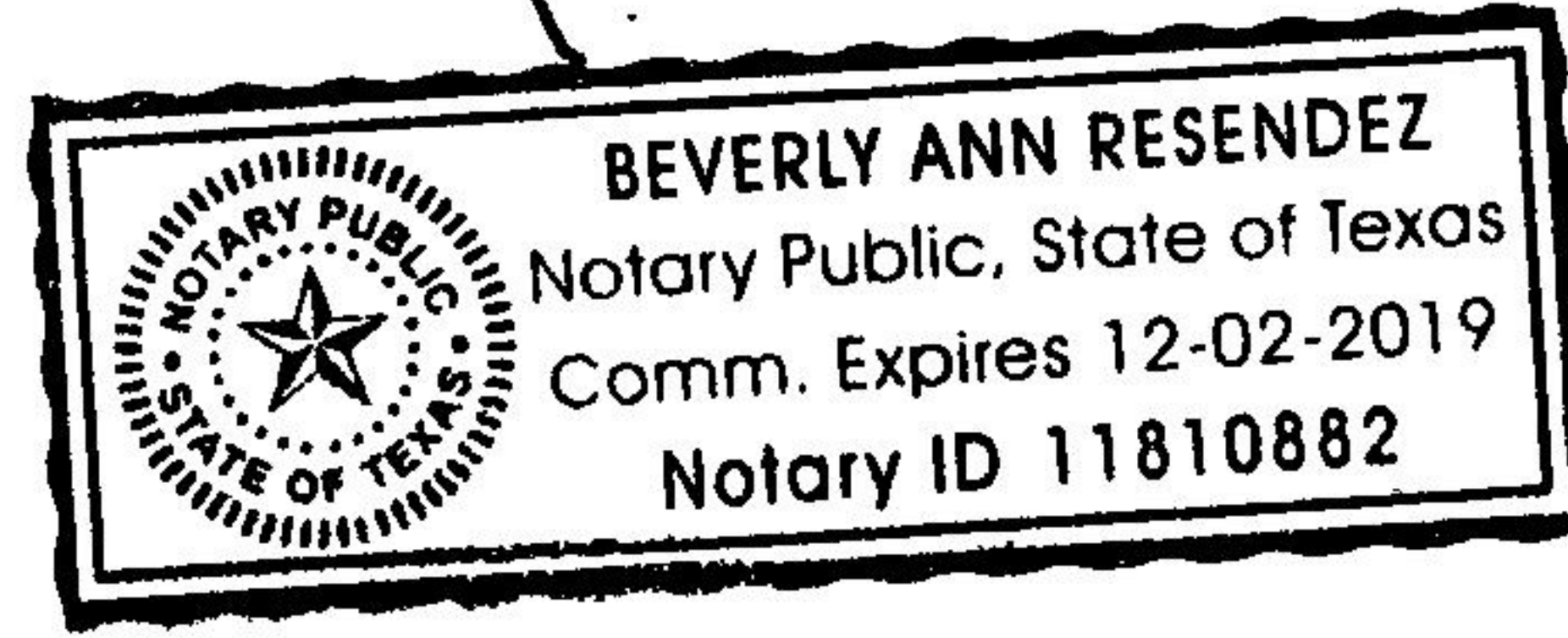
Name: Gordon V. Hartman  
Title: President

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on the 11<sup>th</sup> day of March, 2019, 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





\*VG-7-2019-20190043283\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS 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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
3/12/2019 10:05 AM



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