



AFTER RECORDING RETURN TO:

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MIRASOL

THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR
MIRASOL HOMEOWNERS ASSOCIATION, INC.,

Travis County, Texas

Declarant: TEXAS INTOWN HOMES, LLC, a Texas limited liability company

Cross Reference to Declaration of Covenants, Conditions and Restrictions for the Singe-Family Residential Lots of Comanche Canyon Ranch Area Two, recorded as Document No. 2006037343, Official Public Records of Travis County, Texas, as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Singe-Family Residential Lots of Comanche Canyon Ranch Area Two, recorded as Document No. 2009194894, Official Public Records of Travis County, Texas, and that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch Area Two Homeowners' Association, Inc., recorded as Document No. 2014138274, Official Public Records of Travis County, Texas.

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MIRASOL HOMEOWNERS ASSOCIATION, INC.

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for Mirasol Homeowners Association, Inc. (this "**Amendment**") is made by **TEXAS INTOWN HOMES, LLC**, a Texas limited liability company ("**Declarant**"), and is as follows:

RECITALS:

A. Robert H. Theriot ("**Original Declarant**") previously executed and recorded that Declaration of Covenants, Conditions and Restrictions for the Singe-Family Residential Lots of Comanche Canyon Ranch Area Two, recorded as Document No. 2006037343, Official Public Records of Travis County, Texas, as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Singe-Family Residential Lots of Comanche Canyon Ranch Area Two, recorded as Document No. 2009194894, Official Public Records of Travis County, Texas, and that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch Area Two Homeowners' Association, Inc., recorded as Document No. 2014138274, Official Public Records of Travis County, Texas (collectively, the "**Declaration**").

B. Pursuant to that certain Assignment of Declarant Rights, Comanche Canyon Ranch Area Two Homeowners' Association, Inc., (Restriction) recorded as Document No. 20131360087, Official Public Records of Travis County, Texas, Declarant was transferred, assigned and conveyed all of Declarant's rights, obligations and interests as the Declarant under the Declaration.

C. Pursuant to *Section 10.2* of the Declaration, the Declaration may be amended by the Declarant acting alone.

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

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

1. **Rentals**. A new *Section 3.36* is hereby added to the Declaration as follows:

3.36 **Rentals**. Nothing in this Declaration shall prevent the rental of any Lot and the Improvements thereon by the Owner thereof for residential purposes; provided that all rentals must be for a term of at least one (1) year. All leases shall be in writing. The Owner must provide to its lessee copies of the Restrictions. Notice of any lease, together with such additional information as may be required by the Board, will be remitted to the Association by the Owner on or before the expiration of ten (10) days after the effective date of the lease.

Notwithstanding the foregoing, Declarant may permit rentals for a lease term of less than one (1) year and may adopt rules and regulations related to such leases.

2. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly modified 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 this 30th day of June, 2017.

DECLARANT:

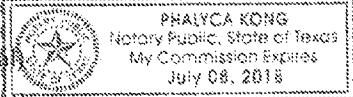
TEXAS INTOWN HOMES, LLC,
a Texas limited liability company

By: [Signature]
Name: Frank M. K. Liu
Title: Manager

THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on this 30th day of June, 2017, by Frank M. K. Liu, the Manager of Texas InTown Homes, LLC, a Texas limited liability company, on behalf of said limited liability company

(seal) 

[Signature]
Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

June 30 2017 04:53 PM

FEE: \$ 38.00 2017105789