


DOC #2024125860

**EIGHTH AMENDMENT TO THE AMENDED
AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
REPUBLIC GRAND RANCH**

Pursuant to the Amended Declaration of Covenants, Conditions and Restrictions for Republic Grand Ranch, Section 9.3 and as recorded at Instrument Number 2021073266 in the Official Records of Montgomery County, in Montgomery County, Texas, the undersigned hereby amends the Declaration as follows:

The following shall be added to 2.8 Drill Site Reserves and Multipurpose Easements:

Section 11, Unrestricted Reserve A, B & C

And;

The following shall be added to Section 2.12 No Clear Zones or Vegetation Buffers:

Section 11:

The lots bordering the Green Belt and Detention Reserve areas will have a twenty five foot (25') no cut buffer on the rear of the lot line, except that they may cut one 10 foot (10') path from their property for access to the Green Belt and Detention Reserve area. Those lots are further identified as Section 11, Block 1, Lots 47-57.

All lots that border privately owned lands, outside of the Republic Grand Ranch properties and as shown on the recorded plats of the Subdivision, shall contain an additional provision to provide for a "no clear zone" setback of twenty-five feet (25') on the rear lot lines prohibiting the clearing of trees, brush or of any undergrowth, to allow for a privacy buffer for the adjoining property owner. Those Lots are further identified as Section 11 Block 1, Lots 7-47.

And;

The following shall be added to Exhibit "A" as follows;

REPUBLIC GRAND RANCH, SECTION 11, A SUBDIVISION CONTAINING 560.53 ACRES OF LAND OUT

OF THE RESIDUE OF THE 4818.84 ACRE REPUBLIC GRAND RANCH, LLC TRACT, CLERK'S FILE NO. 2019113827, MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS, JOSE MARIA DE LA GARZA SURVEY, A-15, MONTGOMERY COUNTY, TEXAS; AS RECORDED IN CABINET DAA, SHEET 1188, DOCUMENT NO 2024125845 OF RECORD OF MAPS OF MONTGOMERY COUNTY.

All other terms and conditions of the Declaration shall remain the same.

EXECUTED this 17 day of December, 2024

DECLARANT:

REPUBLIC GRAND RANCH, LLC, a Texas limited liability company

By: Renee Howes

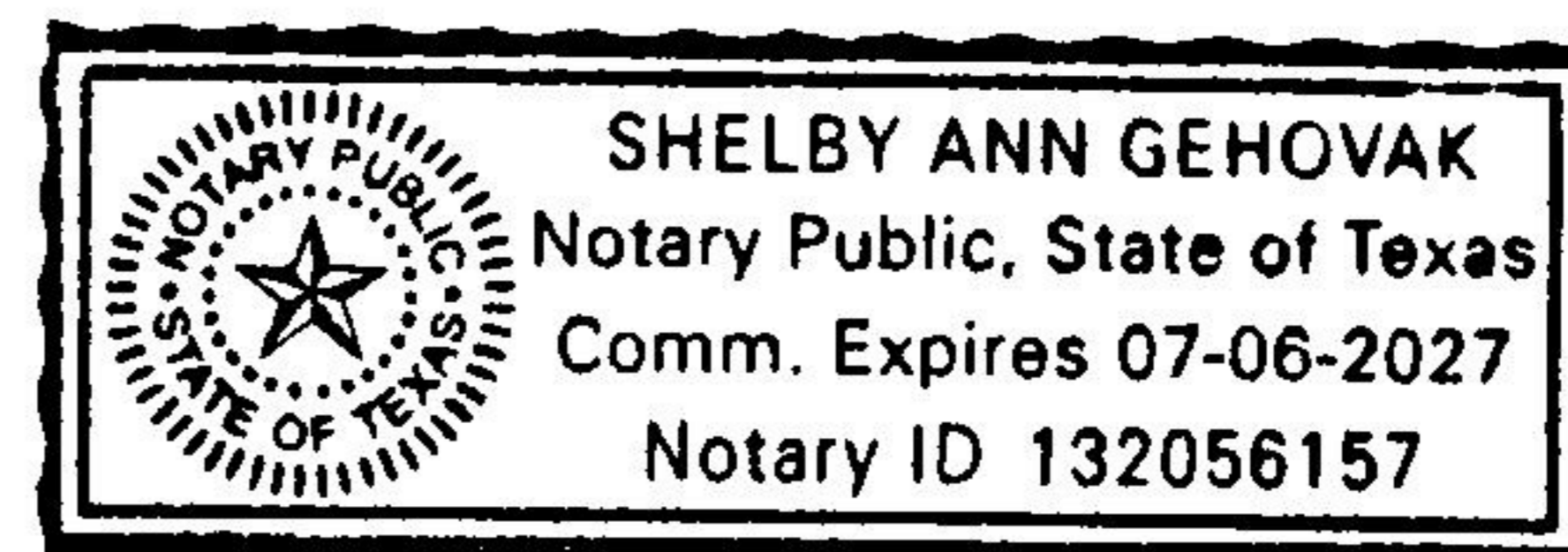
Its: Authorized Agent

STATE OF TEXAS _____)
) ss.
County of Montgomery

This instrument was acknowledged before me this 17 day of December 2024 by Renee Howes as Authorized Agent of Republic Grand Ranch, LLC, A Texas limited liability company

Notary Shelby Ann Gehovak

When Recorded Return To:
Republic Grand Ranch Property Owners Association
P O Box 219
New Waverly, TX 77358



FILED FOR RECORD
12/17/2024 02:08PM



L. Brandon Steinman

County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

12/17/2024



L. Brandon Steinman

County Clerk
Montgomery County, Texas

ORIGINAL RETURNED AT TIME OF RECORDATION