

**FIRST AMENDMENT TO AMENDED AND RESTATED SHAVANO HIGHLANDS UNIT 1
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS**

This First Amendment to Amended and Restated Shavano Highlands Unit 1 Declaration of Covenants, Conditions, Easements and Restrictions ("Amendment") is made to be effective as of June 15, 2016, by **Shavano Rogers Ranch North No. 3, Ltd.**, a Texas limited partnership ("Declarant").

Declarant heretofore subjected certain real property in Bexar County, Texas (collectively, the "Properties") to the covenants, requirements, conditions, restrictions, easements, charges, liens, and assessments pursuant to the Shavano Highlands Unit 1 Declaration of Covenants Conditions, Easements and Restrictions, recorded in Volume 16908, Page 1714, *et seq.*, Real Property Records of Bexar County, Texas, as amended and restated by Amended and Restated Shavano Highlands Unit 1 Declaration of Covenants, Conditions, Easements and Restrictions, recorded in Volume 17334, Page 898, *et seq.*, Real Property Records of Bexar County, Texas (collectively, "Declaration").

Section 14(b) of the Declaration provides that the Declaration may be amended by written instrument executed by the Declarant without the joinder or consent of any Owner or any other party for the purpose of correcting any typographical error, ambiguity or inconsistency appearing therein, upon recording of such written instrument in the Real Property Records of Bexar County, Texas.

Section 4(i) of the Declaration contains a clerical error which Declarant desires to correct by this Amendment. More specifically, the word "less" that appears in the first sentence of **Section 4(i)** of the Declaration was intended to read "more".

NOW, THEREFORE, in accordance with and as permitted in the Declaration, Declarant hereby amends and corrects the Declaration as follows:

1. Capitalized Terms. All capitalized terms used in this Amendment shall have the meaning assigned to such term in the Declaration, unless otherwise expressly defined herein.

2. Correction. **Section 4(i)** of the Declaration is amended to read as follows:

4(i) Approval. Upon approval of the Required Plans, an Approval Letter will be issued by the ARC, which shall set time constraints for both the commencement and completion of construction, which constraints shall be no more than ninety (90) days to commence construction and nine (9) months to complete construction after commencement. If construction fails to start before the designated commencement date or is not completed before the designated completion date, the approval of the Required Plans shall be deemed withdrawn. Plan approval shall be effective for twelve (12) months after issuance of the Approval Letter by the ARC. If no construction has been commenced within such twelve (12) month period, the plan approval shall expire, and Required Plans must be re-submitted to and approved by the ARC in accordance herewith prior to commencement of construction.

3. Other Terms. Except as amended in this Amendment, all other terms and provisions of the Declaration shall remain unchanged and the Declaration, as amended hereby, shall remain in full force and effect.

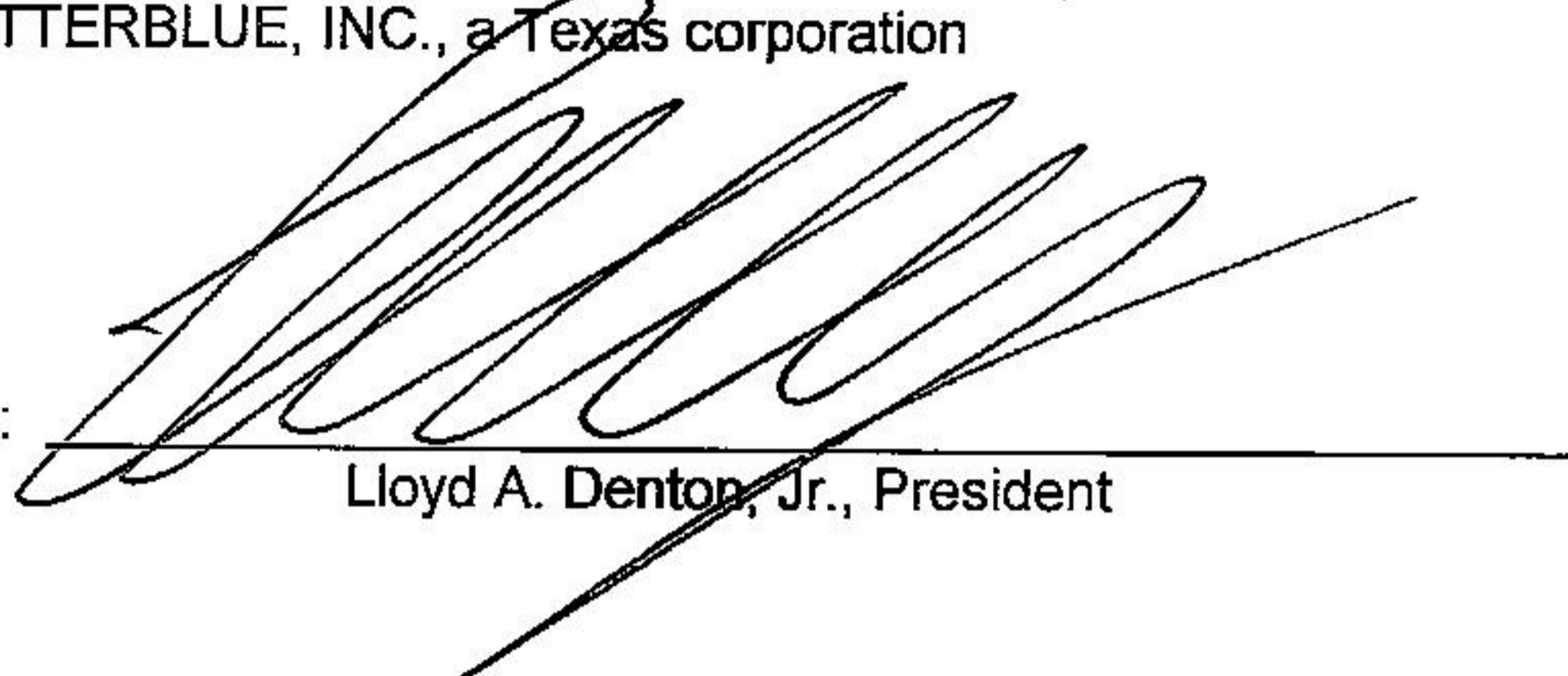
[SIGNATURE PAGE FOLLOWS]

DECLARANT:

SHAVANO ROGERS RANCH NORTH NO. 3, LTD., a Texas limited partnership

By Its Sole General Partner:
BITTERBLUE, INC., a Texas corporation

By: _____

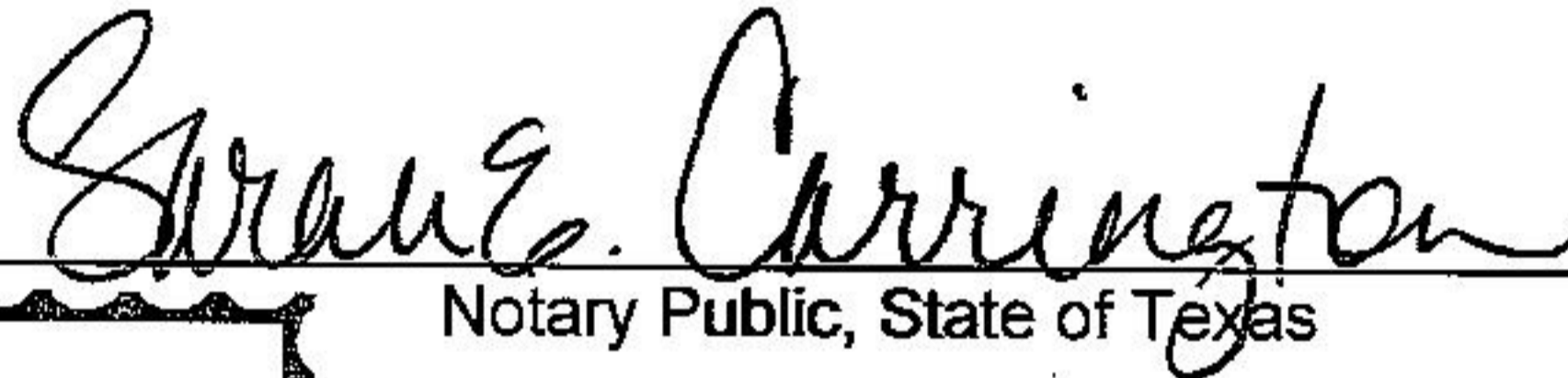


Lloyd A. Denton, Jr., President

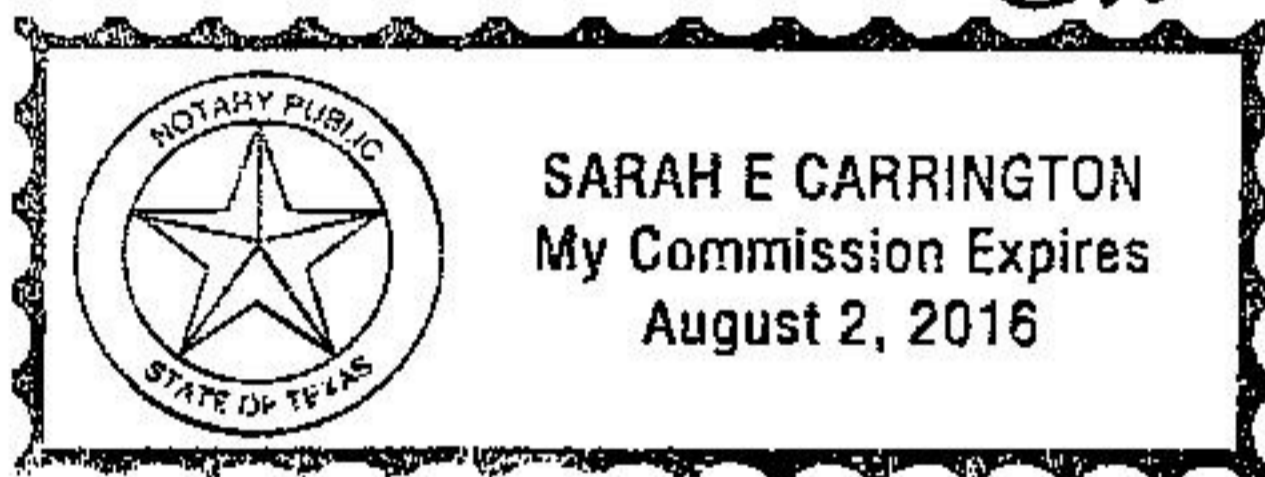
STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on June 15, 2016, by Lloyd A. Denton, Jr., President of Bitterblue, Inc., a Texas corporation, the sole General Partner of Shavano Rogers Ranch North No. 3, Ltd., a Texas limited partnership, on behalf of said limited partnership.



Notary Public, State of Texas



Doc# 20160113936
Pages 3
06/17/2016 9:50AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$30.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
06/17/2016 9:50AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff