

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRINGS AT BOERNE STAGE SUBDIVISION FOR SPRINGS AT BOERNE STAGE SUBDIVISION BEXAR COUNTY, TEXAS**

**SCANNED**

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

This Second Amendment to Declaration and Supplemental Declaration is made on the date hereinafter set forth by Evans Acres, Ltd., a Texas limited partnership (herein referred to as "Declarant"):

**WITNESSETH:**

**Whereas**, Declarant created a residential community on that certain real property located in Bexar County, Texas, which is known as Springs at Boerne Stage Subdivision.

**Whereas**, to effectuate the creation of a residential community, the Declaration of Covenants, Conditions and Restrictions for Springs at Boerne Stage Subdivision ("Declaration") was filed in Volume 10242, Page 1711, Official Public Records of Real Property, Bexar County, Texas;

**Whereas**, the Members have the right to alter or amend the Declaration as more particularly set forth in Section 5.2 of the Declaration;

**Whereas**, notice of a special meeting called for the purpose of amending the Declaration was sent to all Members and the Members held a special meeting on September 27, 2007 for the purpose of amending the Declaration;

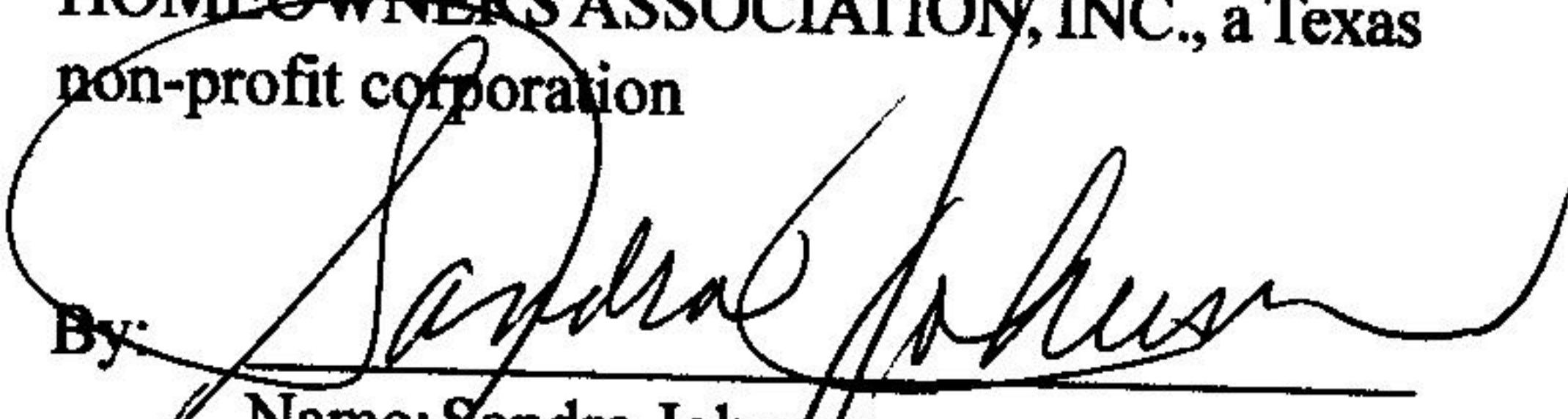
**Whereas**, a quorum of the Members was present at the special meeting and 85% of the members (present at the meeting or through proxy) at the special meeting approved a modification of the Declaration which changed the annual assessment for Unimproved Lots to be equal to Improved Lots;

**Now, therefore**, the Declaration is modified as follows:

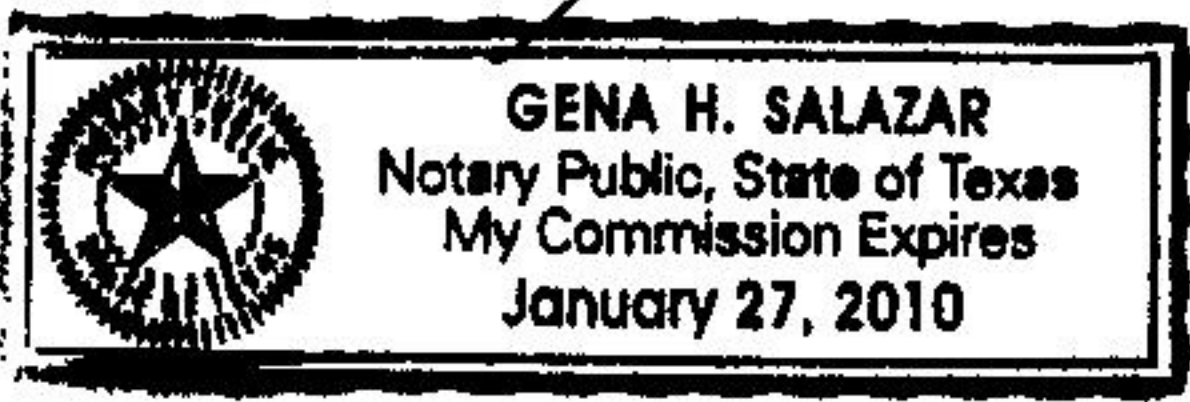
1. The second sentence of Section 2.4.3 of the Declaration is deleted. The Annual Assessment for both Improved and Unimproved Lots shall be the same.
2. The Declaration, except as expressly modified and amended herein, remains in full force and effect and is hereby ratified and confirmed.

IN WITNESS WHEREOF, President has caused this instrument to be executed as of the 16<sup>th</sup> day of October, 2007.

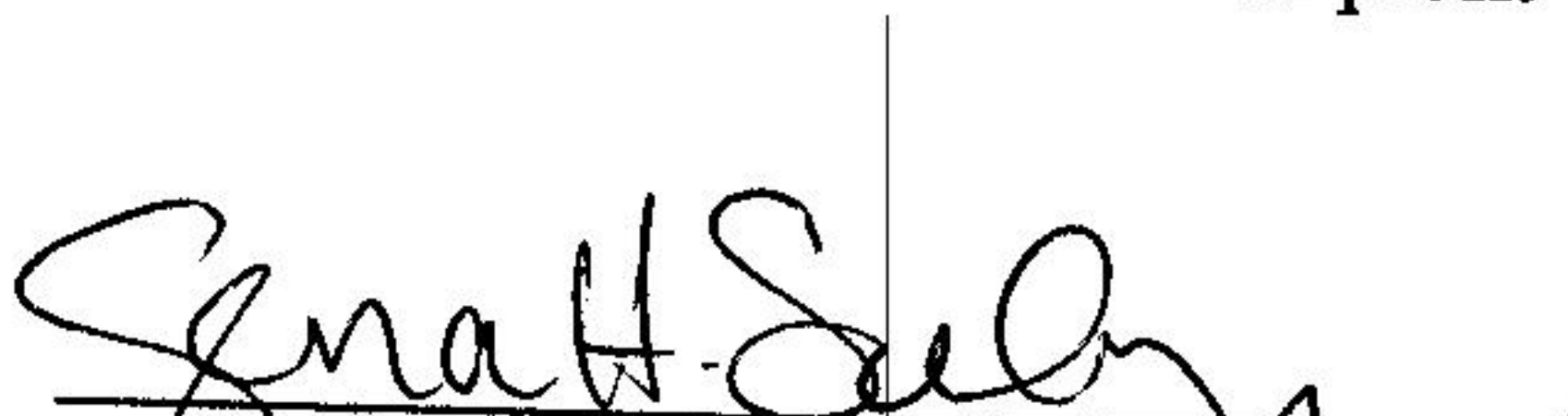
SPRINGS AT BOERNE STAGE  
HOMEOWNERS ASSOCIATION, INC., a Texas  
non-profit corporation

By:   
Name: Sandra Johnson  
Title: President

STATE OF TEXAS     §  
                                  §  
COUNTY OF BEXAR   §



This instrument was acknowledged before me on the 16 day of October, 2007, by SANDRA JOHNSON, as President of SPRINGS AT BOERNE STAGE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

  
Notary Public, State of Texas

After Recording Return To:  
Mr. Ronald W. Hagauer  
Attorney at Law  
1602 N. Loop 1604 W., Suite LL-102  
San Antonio TX 78248

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 the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on :

OCT 19 2007

Doc# 20070247511 Fees: \$20.00  
10/19/2007 1:52PM # Pages 2  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERARD RICKHOFF COUNTY CLERK

  
County Clerk BEXAR COUNTY, TEXAS