



AFTER RECORDING RETURN TO:

ELISA FOX  
DRB GROUP TEXAS, LLC  
3815 S CAPITAL OF TEXAS HWY SUITE 275  
AUSTIN, TEXAS 78704  
EMAIL: [EFOX@DRBGROUP.COM](mailto:EFOX@DRBGROUP.COM)

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS FOR**

*Verandas At The Rim*

**[BEXAR COUNTY, TEXAS]**

**Declarant: DRB GROUP TEXAS, LLC, a Delaware limited liability company f/k/a  
BRIGHTLAND HOMES, LTD.**

**Cross-reference to Declaration of Covenants, Conditions & Restrictions for Verandas At The Rim, recorded under Document No. 20230177836 in the Official Public Records of Bexar County, Texas, as may be amended from time to time.**

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS FOR  
VERANDAS AT THE RIM**

This First Amendment to Declaration of Covenants, Conditions & Restrictions for Verandas At The Rim (the “**Amendment**”) is made by **DRB GROUP TEXAS, LLC**, a Delaware limited liability company f/k/a **BRIGHTLAND HOMES, LTD.**(the “**Declarant**”), as follows:

**RECITALS**

**A.** Declarant previously executed and recorded that certain Declaration of Covenants, Conditions & Restrictions for Verandas At The Rim, recorded under Document No. 20230177836, Official Public Records of Bexar County, Texas (the “**Declaration**”).

**B.** Pursuant to Section 3(h) of Appendix C of the Declaration, during the Development Period, Declarant may amend the Declaration and other Documents, without consent of other owners or any mortgagee, for any purpose.

**C.** The Development Period, as such term is defined in the Declaration, is the ten (10) year period commencing on the date the Declaration was Recorded in the Official Public Records of Williamson County, Texas. The Declaration was Recorded on September 26, 2023. Accordingly, the Development Period is still in effect.

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

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

1. **Article 1. Definitions.** 1.7 "City" is of the Declaration is hereby deleted in its entirety and replaced as follows:

1.7 "City" means the City of San Antonio, Texas, in which the Property is located.

2. **Article 1. Definitions.** 1.8 "County" is of the Declaration is hereby deleted in its entirety and replaced as follows:

1.8 "County" means each county in which any portion of the Property is located. The Property is located in Bexar County, Texas.

3. **Construction Specifications.** Appendix B of the Declaration is hereby Amended as follows to add:

10 **Accessories.** Add subsection below.

a. **Swimming Pools.** Any swimming pool constructed on a Lot must be enclosed with a fence or other enclosure device completely surrounding the swimming pool which, at a minimum, satisfies all Applicable Law and be approved in advance by the ACC. Nothing in this *Section 10.a* is intended or shall be construed to limit or affect an Owner's obligation to comply with any Applicable Law concerning swimming pool enclosure requirements. Unless otherwise approved in advance by the ACC, above-ground or temporary swimming pools are not permitted on a Lot. Notwithstanding the foregoing, kiddie pools that are no taller than fifteen (15) inches and no wider than sixty (60) inches shall be permitted within a fenced rear yard of a Lot.

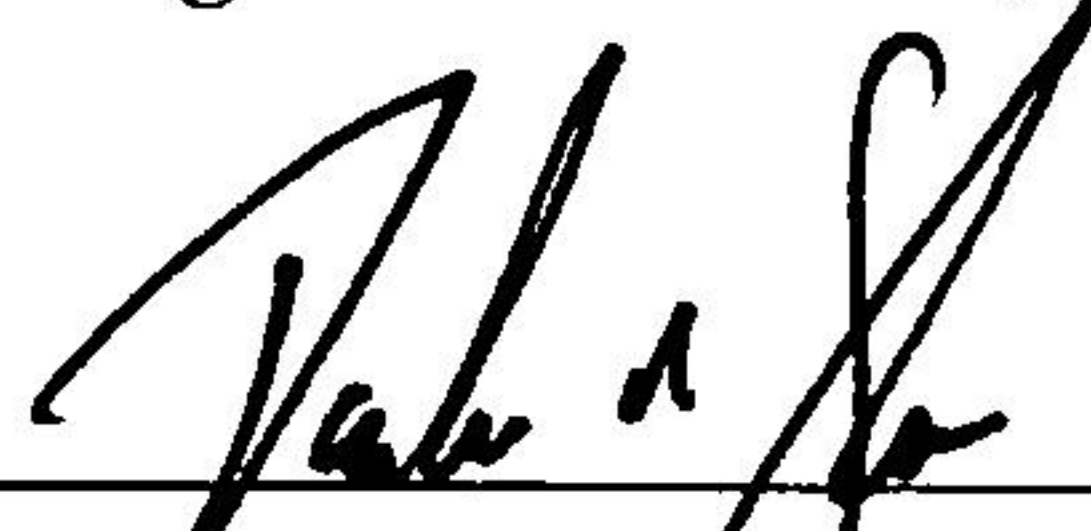
4. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the 15<sup>th</sup> day of January, 2026.

**DECLARANT:**

**DRB Group Texas, LLC,**  
a Delaware limited liability company  
f/k/a Brightland Homes, Ltd.,

By: 

Printed Name: Derek Shupp

Title: Division President - San Antonio

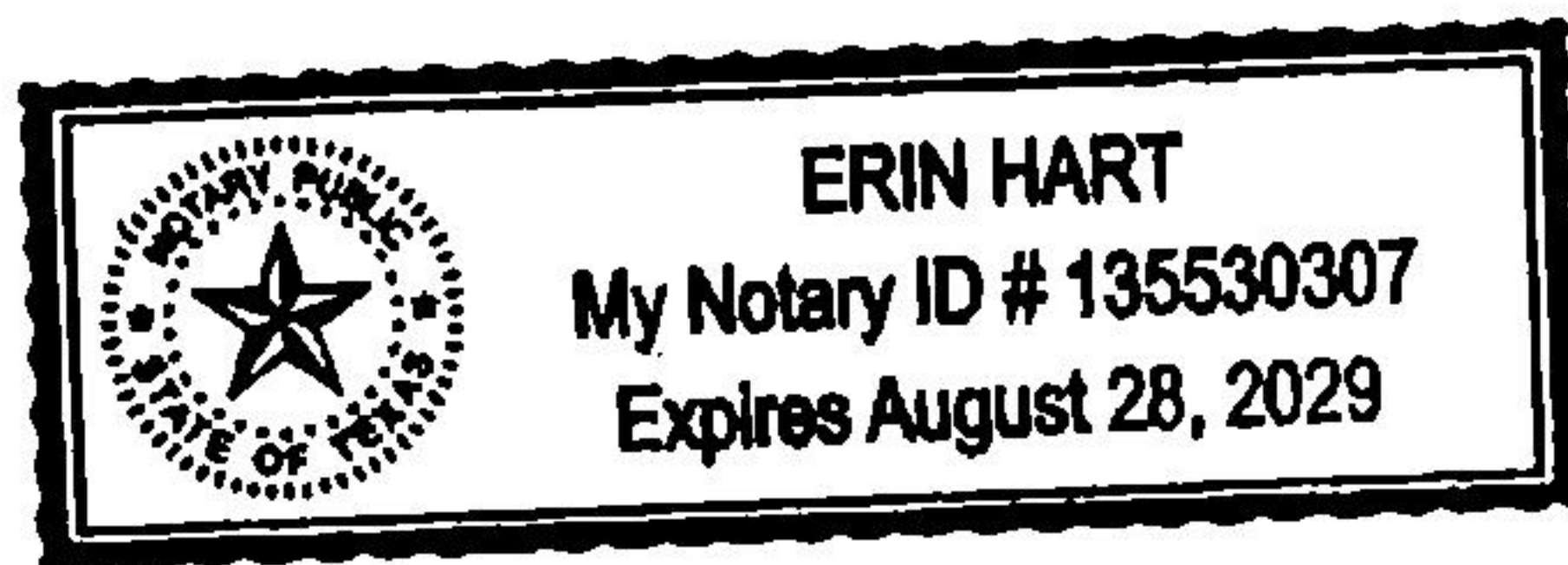
THE STATE OF TEXAS §

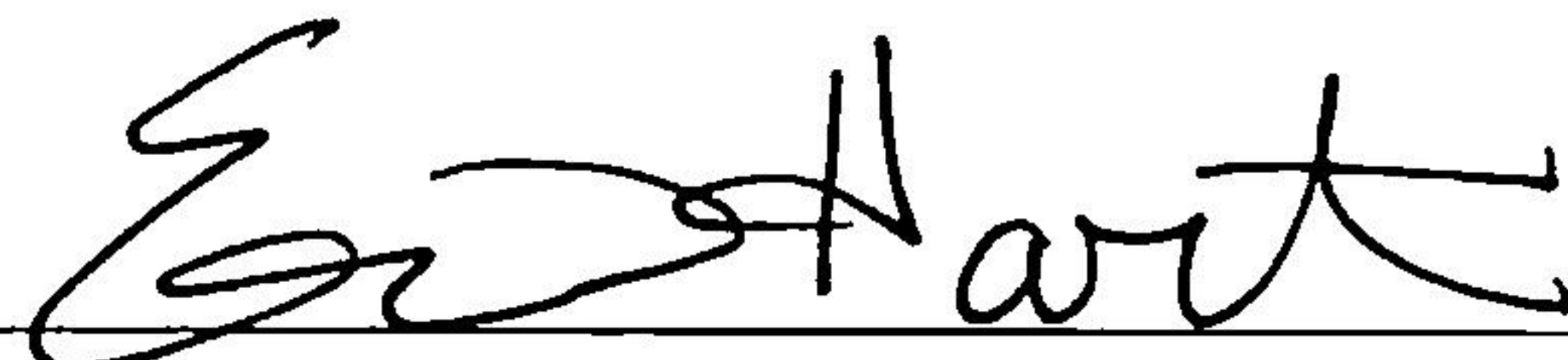
§

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 15<sup>th</sup> day of January, 2026, by Derek Shupp, the Division President - San Antonio of DRB Group Texas, LLC, a Delaware limited liability company f/k/a Brightland Homes, Ltd., on behalf of said limited liability company.

(SEAL)





Notary Public Signature

*Signature Page*

VERANDAS AT THE RIM  
FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20260011345  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/21/2026 11:24 AM



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