

LOC# 9855810

**FIRST AMENDMENT TO DEVELOPMENT AREA
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
[ALPHA]**

This First Amendment to Development Area Declaration of Covenants Conditions and Restrictions [Alpha] (the "Amendment") is made by SHELL RANCH DEVELOPMENT, INC., a Texas corporation, and is as follows:

RECITALS

A. Shell Ranch Development, Inc., a Texas corporation, is "Declarant" pursuant to that one certain Master Declaration of Covenants, Conditions and Restrictions for Georgetown Village of record in Document No. 9825732 of the Official Records of Williamson County, Texas, (the "Master Declaration").

B. Declarant recorded that certain Development Area Declaration of Covenants, Conditions and Restrictions [Alpha] recorded in Document No. 9825734 of the Official Records of Williamson County, Texas (the "Declaration") which related to certain real property (the "Property").

C. Pursuant to that one certain Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions [43.68 Acres], dated May 7, 1998, recorded in Document No. 9825733, of the Official Records of Williamson County, Texas, the Property is subject to the Master Declaration.

D. Pursuant to Section 5.02 of the Declaration, the Declaration may be amended by recording in the Official Records of Williamson County, Texas an instrument executed and acknowledged by the Declarant, acting alone.

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

I. General Restrictions.

(A) Article II, Section 2.02(i) is hereby deleted in its entirety, and the following is substituted in its place:

(i) No Lot may be used as an apartment house, lodging house, hotel, bed and breakfast lodge, or any similar purpose, but may be leased for single family residential purposes for a minimum term of six (6) months; provided that any lease agreement must be in writing and must be made specifically subject to this Declaration. Granny Flats shall not be considered as an apartment house or lodging house for the purpose of the foregoing sentence.

(B) The following provision is hereby added to the Declaration, and is as follows:

"2.27. Sod Requirement. The area between the rear property line and the back of the residence constructed on such Lot, i.e., the backyard shall be fully sod with an acceptable landscape grass on or before the expiration of sixty (60) days from the date the single family residence located upon such Lot is occupied for use; provided, however, that the installation of sod shall not be required if a privacy

fence has been erected on the Lot and such fence completely screens the view of the Lot backyard from any adjoining property or from any street."

2. **Defined Terms.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Declaration or the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration shall remain in full force and effect as written.

EXECUTED to be effective the 14th day of September, 1998.

DECLARANT:

SHELL RANCH DEVELOPMENT, INC.,
a Texas corporation

By: [Signature]
James H. Mills, President

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on September 14, 1998, by James H. Mills, President of SHELL RANCH DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.



[Signature]
Notary Public/Signature

AFTER RECORDING, RETURN TO:

① Robert D. Burton
Armbrust Brown & Davis, L.L.P.
100 Congress Avenue, Suite 1300
Austin, Texas 78701

Doc# 9855810
Pages: 2
Date : 09-24-1998
Time : 09:37:28 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
NANCY E. RISTER
COUNTY CLERK
Rec. \$ 11.00

**SECOND AMENDMENT TO DEVELOPMENT AREA
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
[ALPHA]**

This Second Amendment to Development Area Declaration of Covenants Conditions and Restrictions [Alpha] (the "Amendment") is made by **SHELL RANCH DEVELOPMENT, INC.**, a Texas corporation, and is as follows:

RECITALS

A. Declarant recorded that certain Development Area Declaration of Covenants, Conditions and Restrictions [Alpha] recorded in Document No. 9825734 of the Official Records of Williamson County, Texas, as amended (the "Declaration") which relates to certain real property located in Williamson County, Texas, as more particularly described in the Declaration (the "Property").

B. Pursuant to Section 5.02 of the Declaration, the Declaration may be amended by recording in the Official Records of Williamson County, Texas, an instrument executed and acknowledged by the Declarant, acting alone.

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

1. **Addition of Land.** Article VI is hereby added to the Declaration, and is as follows:

**ARTICLE VI
ADDITION OF LAND**

Declarant, unilaterally and without the joinder of any other party, may, at any time and from time to time, add land to the Property, and upon such addition, this Declaration and the covenants, conditions, restrictions, and obligations set forth herein shall apply to the added land, and the rights, privileges, duties, and liabilities of the persons subject to this Declaration shall be the same with respect to the added land as with respect to the lands originally covered by this Declaration. In order to add lands to the Property hereunder, Declarant shall be required only to record in the Real Property Records of Williamson County, Texas, a notice of addition of land containing the following provisions:

- (A) A reference to this Declaration, which reference shall state the book and page numbers of the Williamson County Real Property Records wherein this Declaration is recorded;
- (B) A statement that the provisions of this Declaration shall apply to the added land; and
- (C) A legal description of the added land.

2. **Defined Terms.** 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 shall remain in full force and effect as written.

EXECUTED to be effective the 29th day of JUNE, 1999.

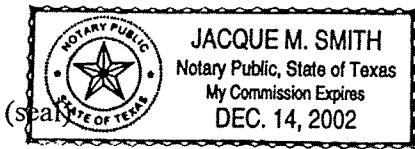
DECLARANT:

SHELL RANCH DEVELOPMENT, INC.,
a Texas corporation

By: *James H. Mills*
James H. Mills, President

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on June 29, 1999, by James H. Mills, President of SHELL RANCH DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.



Jacquie M. Smith
Notary Public Signature

AFTER RECORDING, RETURN TO:

Robert D. Burton
Armbrust Brown & Davis, L.L.P.
100 Congress Avenue, Suite 1300
Austin, Texas 78701

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

06-30-1999 11:03 AM 199943727
STRICKLAND \$11.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

**THIRD AMENDMENT TO DEVELOPMENT AREA
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
[ALPHA]**

This Third Amendment to Development Area Declaration of Covenants Conditions and Restrictions [Alpha] (this "Amendment") is made by **SHELL RANCH DEVELOPMENT, INC.**, a Texas corporation, ("Declarant") and is as follows:

RECITALS

A. Declarant recorded that certain Development Area Declaration of Covenants, Conditions and Restriction [Alpha] in Document No. 9825734 of the Official Records of Williamson County, Texas, as amended (the "Declaration") which relates to certain real property located in Williamson County, Texas, as more particularly described in the Declaration (the "Property").

B. Pursuant to Section 5.02 of the Declaration, the Declaration may be amended by recording in the Official Records of Williamson County, Texas, an instrument executed and acknowledged by the Declarant, acting alone.

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


1. The following shall be added at the end of the second sentence of Section 2.19: "provided further, however, that only two (2) of each type of such household pets is allowed per Lot and a total of four (4) of all of such household pets is allowed per Lot."

2. Any capitalized terms used and not 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 shall remain in full force and effect.

Executed to be effective this 12th day of April, 2001.

DECLARANT:

Shell Ranch Development, Inc.,
a Texas corporation

By: 
Charles D. Schmidt President

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on April 12, 2001, by Charles D. Schmidt, President of Shell Ranch Development, Inc., a Texas corporation, on behalf of said corporation.



Kathleen A. Foley
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

① Robert L. Davis
Brown McCarroll, L.L.P.
111 Congress Avenue
Suite 1400
Austin, TX 78701

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister
04-20-2001 08:55 AM 2001026444
ANDERSON \$11.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS



REST

2005041967

3 PGS

**FOURTH AMENDMENT TO DEVELOPMENT AREA
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This Fourth Amendment to Development Area Declaration of Covenants Conditions and Restrictions (this "Amendment") is made by **SHELL RANCH DEVELOPMENT, INC.**, a Texas corporation, ("Declarant") and is as follows:

RECITALS

A. Declarant recorded that certain Development Area Declaration of Covenants, Conditions and Restriction [Alpha] in Document No. 9825734 of the Official Records of Williamson County, Texas (as amended, the "Declaration") which relates to certain real property located in Williamson County, Texas, as more particularly described in the Declaration and the Notices of Addition of Land to Development Area Declaration of Covenants, Conditions and Restrictions [Alpha] recorded as Document Nos. 199943726, 2001018885, 2001066296, 2001049590, 2001018884, and 2002027163 (the "Property").

B. Pursuant to Section 5.02 of the Declaration, the Declaration may be amended by recording in the Official Records of Williamson County, Texas, an instrument executed and acknowledged by the Declarant, acting alone.

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

1. The following is hereby added as the second paragraph of Section 3.01: "Notwithstanding any provision hereof to the contrary, those pedestrian access easements created by plat, whether currently in existence or to be created in the future, which burden property in Georgetown Village, including without limitation, the property described in Exhibit A, attached hereto and incorporated herein by reference for all purposes, shall be maintained by the Georgetown Village Public Improvement District No. 1, its successors and assigns. Further, no owner of any Lot encumbered by a pedestrian access easement shall be liable for any obligations, claims, debts or causes of action (collectively, "Claims") relating to use of such pedestrian access easement by the public, except as such Claims are caused by the gross negligence or willful misconduct of the Owner or the Owner's invitees or agents."

2. Any capitalized terms used and not 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 shall remain in full force and effect.

(Signature page follows)

Executed to be effective this 31st day of May, 2005.

DECLARANT:

Shell Ranch Development, Inc.,
a Texas corporation

By: Joyce Bradley
Joyce B. Bradley, Secretary/Treasurer

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 31, 2005, by Joyce B. Bradley, Secretary/Treasurer of Shell Ranch Development, Inc., a Texas corporation, on behalf of said corporation.

[SEAL]



Beverly A. Montgomery
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Robert L. Davis
Brown McCarroll, L.L.P.
111 Congress Avenue
Suite 1400
Austin, Texas 78701

EXHIBIT A

**Lots burdened by the
Pedestrian Access Easements**

Lots 7, 8, 26 and 27, Block "A", Georgetown Village PUD, Section Four-B, Cabinet "R", Slides 250-252;

Lots 14 and 15, Block "B", Georgetown Village PUD, Section Three, Cabinet Q, Slides 1-3;

Lots 9, 24 and 25, Block "E", Georgetown Village PUD, Section 7, Cabinet X, Slide 384; and

Lots 5, 6 and 17, Block "D", Section 2B, Shell Ranch, Cabinet O, Slides 387-390.

MARK PUSTKA

371 Village Commons Blvd.

Georgetown TX 78628

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2005041967

Nancy E. Rister

06/06/2005 09:18 AM

MARY \$18.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

