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MA

AMENDMENT TO THE SECOND RESTATEMENT OF  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
LONG CREEK SUBDIVISION

The Second Restatement of the Declaration of Covenants, Conditions and Restrictions of Long Creek Subdivision is recorded in Volume 2047, Page 521 of the Official Public Records of Guadalupe County, Texas ("Declaration").

WHEREAS, Article XVI of the Declaration specifically authorizes Declarant, GOLF ASSOCIATES, LTD., to amend the Declaration for any reason, without the necessity of joinder by any other Owner of Lots, or any interest therein, for so long as Declarant still owns property described therein;

WHEREAS, Declarant continues to own property which was described in the Declaration and additional land annexed into Long Creek Subdivision and subject to the Declaration;

WHEREAS, Declarant desires to change certain provisions of the Declaration pursuant to the authorization set forth in Article XVI of the Declaration;

To effect this purpose, the following amendment is hereby made, and all terms used herein shall have the same definition as set forth in the Declaration:

The text of Article V, Use Guidelines and Restrictions, Paragraph (U) Lot Consolidation is deleted in its entirety and is replaced with the following:

**(U) Lot Consolidation**

**Any Owner owning two (2) or more adjoining Lots or portions of two or more such Lots may, with the prior approval of the Declarant (or upon the expiration of the Class B Membership, the Architectural Review Committee) and the appropriate jurisdictional authority, consolidate such Lots or portions thereof into a single building site for the purpose of:**

- (a) constructing one (1) residence and such other improvements as are permitted herein, or**
- (b) providing a residence already constructed with a larger yard and the potential for constructing an addition to the residence or such other improvements as are permitted herein;**

**provided, however, that the Lot resulting from such consolidation shall have been Re-Platted by the appropriate jurisdictional authority, duly Recorded in Guadalupe County and otherwise meet all lawful requirements of any applicable statute, ordinance or regulation.**

**From the date of Recording of the Re-Platted Lot, for all assessments levied by the Association, the consolidated Lot:**

(a) shall be treated as a single Lot, if the consolidated Lot consists of two entire Lots or one entire Lot and portion(s) of one or two adjoining Lots;


(b) shall be treated as two Lots, if the consolidated Lot consists of more than two entire Lots

No further subdivision of platted Lots shall be permitted.

The provisions of the Third Amendment to the Second Restatement of Declaration of Covenants, Conditions, and Restrictions of Long Creek Subdivision recorded in Volume 4128, Page 666, of the Official Public Records of Guadalupe County, Texas are unaffected by this provision.

GOLF ASSOCIATES, LTD., a Texas Limited Partnership  
BY: THE L.M. WARNER CO., LLC, A Texas corporation,  
General Partner

BY: \_\_\_\_\_

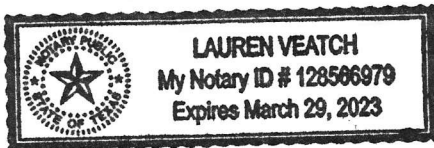
  
DANIEL A. PEDROTTI, JR.  
President

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

*Kendall*

This instrument was acknowledged before me on 22 June, 2020 by DANIEL A. PEDROTTI, JR., as President of the L.M. Warner Co. LLC, a Texas corporation, General Partner of Golf Associates, Ltd., a Texas limited partnership, on behalf of said limited partnership.



  
NOTARY PUBLIC, STATE OF TEXAS

After recording return to:

Long Creek Owners Association, Inc.  
PO Box 1071  
McQueeney, TX 78123

Notary Seal  
Not Reproducible

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I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
07/02/2020 11:29:09 AM PAGES: 2 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*