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VOL 4128 PG 0666

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

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

The Second Restatement Of 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")

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;

Declarant desires to change certain provisions of the Declaration pursuant to the authorization set forth in Article XVI of the Declaration, as follows herein:

I. Article II: Definitions, are amended as follows:

(l) "Common Area(s)" . The Common Area does not include the streets (including but not limited to Lot 3, Block 12) and Greenbelts "AH," "AI," and "AJ," as shown on Long Creek Subdivision, Phase 2b, Volume 6, Page 70 of the Map and Plat Records of Guadalupe County, Texas.

(x) "Pebble Beach in Long Creek Subdivision", shall mean and refer to the 9.681 acre tract platted as Long Creek Subdivision, Phase 2B in Volume 6, Page 70 of the Map and Plat Records of Guadalupe County, Texas.

II. The following is added to the Second Restatement Of Declaration Of Covenants, Conditions, And Restrictions Of Long Creek Subdivision

Article XIII

The "Pebble Beach in Long Creek Subdivision"

The following provisions shall be applicable to all property within the "Pebble Beach in Long Creek Subdivision," Phase 2B, Volume 6, Page 70, of the Map and Plat Records of Guadalupe County, Texas, regardless of whether such plat is subsequently, vacated, amended, or replatted in whole or in its entirety, for a 10 year period following the recordation of this Third Amendment To The Second Restatement Of Declaration Of Covenants, Conditions, And Restrictions Of Long Creek Subdivision. After the expiration of the 10 year period, all covenants, conditions, and restrictions of Long Creek Subdivision shall be applicable to all future construction and development within the "Pebble Beach in Long Creek Subdivision "

a) The following provisions of the Second Restatement will not apply to nor be binding upon the "Pebble Beach in Long Creek Subdivision":

- Article IV: Architectural Review
- Article V: Use Guidelines And Restrictions
- Article VI: Maintenance of Villa Units

b) There shall be no more than 4 votes allowed in the Association.

Recorded By  
Sequin Title Company  
OFF# 211703

- c) The property within the " Pebble Beach in Long Creek Subdivision " shall be assessed for annual assessments, special assessments, and other Member Charges, as those are defined in The Second Restatement of Declaration of Covenants, Conditions, And Restrictions of Long Creek Subdivision on the basis of 4 Lots.
- d) The Design Guidelines, as that term is defined in the Declaration Of Covenants, Conditions, And Restrictions Of Long Creek Subdivision shall not apply to the " Pebble Beach in Long Creek Subdivision ".
- e) Usage of property within the "" Pebble Beach in Long Creek Subdivision " shall be limited to single family residential.
- f) This Third Amendment can only be amended or terminated by the Declarant and 50% of the Owners of the "Pebble Beach in Long Creek Subdivision " as based upon the number of platted lots at the time of the amendment or termination or 50% of the area of ownership should the "Pebble Beach in Long Creek Subdivision " be an unplatted parcel at the time of the amendment or termination.

Declarant:

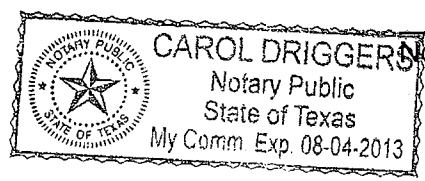
Golf Associates, Ltd., a Texas limited partnership,  
L.M. Warner Co. LLC, a Texas Limited Liability  
Company, general partner of Golf Associates, Ltd.

BY: *[Signature]*  
DANIEL A. PEDROTTI, JR., President

STATE OF TEXAS §  
COUNTY OF Guadalupe §

This instrument was acknowledged before me on June 28, 2013, by DANIEL A. PEDROTTI, JR., President of L.M. Warner Co. LLC, a Texas Limited Liability Company, general partner, on behalf of Golf Associates, Ltd., a Texas limited partnership.

*[Signature]*  
Notary Public, State of Texas



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STATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the date and at the time stamped thereon and was duly recorded in the Official Public Records of Guadalupe County, Texas.

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTY  
BY *[Signature]*

