

25.00

DEED

STATE OF TEXAS § **506434**
COUNTY OF BEXAR §

AMENDMENTS TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

These Amendments to Declaration of Covenants, Conditions and Restrictions have been made on the date hereinafter set forth by the undersigned owners of lots in ROYAL RIDGE SUBDIVISION, UNIT 6.

W I T N E S S E T H:

WHEREAS, the undersigned persons are the owners of certain property in the City of San Antonio, County of Bexar, State of Texas, known and described as ROYAL RIDGE, UNIT 6, a subdivision of 13.848 acres out of the JFA Scott Survey No. 323, Abstract 676, County Block 5074, said plat being of record in Volume 7600, page 34, Deed and Plat Records of Bexar County, Texas.

NOW, THEREFORE, the undersigned owners hereby adopt the following Amendments to Declaration of Covenants, Conditions and Restrictions made by Windcrest Development Corporation, dated June 30, 1976, filed for record on July 6, 1976 with the County Clerk of Bexar County and rerecorded August 5, 1976 in Volume 7877, page 886, Bexar County Deed Records. In accordance with said Covenants, conditions and Restrictions, these Amendments have been signed by the Owners of not less than ninety (90) percent of the Lots. The undersigned owners hereby declare that all of the property described above shall be held, used, sold and conveyed subject to the following amendments to the aforesaid declarations, covenants, conditions and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof, and the declarant named in the original Declaration of Covenants, Conditions and Restrictions.

VOL 2709 P.1075

AMENDMENT NO. 1:

Article 5 of the original Declaration of Covenants, Conditions and Restrictions is hereby amended to read as follows:

"The Royal Ridge Patio Homes Association, Inc. shall provide exterior maintenance upon each lot subject to assessment under the original Covenants, conditions and restrictions as follows: paint, repair, replace and care for gutters, downspouts, and exterior building surfaces, originally installed by Windcrest Development Corporation, excluding roofs. Maintenance of roofs shall be limited to repairing roofs damaged by natural elements in an amount not to exceed \$ 250.00. The Association shall not at any time be responsible for replacement of any roofs upon any dwelling situated upon any lot subject to assessment under the original Covenants, Conditions and Restrictions. There will be no maintenance of glass surfaces, screens, screen doors, exterior doors, window fixtures and exterior hardware, and patio areas. Also, there will be no maintenance or service of utility lines or services by the Association. If the maintenance or repair is caused by the willful or negligent act of the owner, his family, guests or invitees, the cost of such maintenance or repair shall be assessed solely to the owner and the specific lot, and shall be in addition to the regular assessment."

All other Covenants, Conditions and Restrictions contained in the Original Declaration shall remain in full force and effect. This Amendment may be modified or amended only in accordance with the provisions for amendment contained in the original declaration.

IN WITNESS WHEREOF, the undersigned owners of lots in ROYAL RIDGE SUBDIVISION, UNIT 6, have hereunto set their hands this 8TH day of NOVEMBER, 1982.

Vol 2709 p.1076

PRINTED NAME:	SIGNATURE:	ADDRESS AND LOT AND BLOCK NUMBERS:
<u>Walter A. Waples</u>	<u>Walter A. Waples</u>	5801 ROYAL CLUB
<u>William J. Waples</u>	<u>William J. Waples</u>	Lot 1, Block 1
<u>CHARLES R. ROSS</u>	<u>Charles R. Ross</u>	5803 ROYAL CLUB
<u>HERMAN G. CRANE</u>	<u>Herman G. Crane</u>	Lot 2, Block 1
<u>ROBERT S. CRANE</u>	<u>Robert S. Crane</u>	5805 ROYAL CLUB
<u>JEROME F. MADISON</u>	<u>Jerome F. Madison</u>	Lot 3, Block 1
<u>FRANK M. GREENE</u>	<u>Frank M. Greene</u>	5807 ROYAL CLUB
<u>MARSHALL R. SMITH</u>	<u>Marshall R. Smith</u>	Lot 4, Block 1
<u>JOHN J. LUTHER</u>	<u>John J. Luther</u>	5809 ROYAL CLUB
<u>ELMER M. HAYGE</u>	<u>Elmer M. Hayge</u>	Lot 5, Block 1
<u>DEAN J. LORAN</u>	<u>Dean J. Loran</u>	5811 ROYAL CLUB
Page 7		Lot 6, Block 1
<u>CHARLES V. GREENE jr</u>	<u>Charles V. Greene jr</u>	5813 ROYAL CLUB
<u>WILLIAM J. FLETCHER</u>	<u>William J. Fletcher</u>	Lot 7, Block 1
<u>CHARLES R. FLETCHER</u>	<u>Charles R. Fletcher</u>	5815 ROYAL CLUB
<u>ROBERT E. GAMMA</u>	<u>Robert E. Gamma</u>	Lot 8, Block 1
<u>ROBERT C. GAMMA</u>	<u>Robert C. Gamma</u>	5817 ROYAL CLUB
<u>WILL L. WALKER</u>	<u>Will L. Walker</u>	Lot 9, Block 1
<u>HAROLD E. PAWLER</u>	<u>Harold E. Pawler</u>	5821 ROYAL CLUB
<u>ANDREW D. WALKER</u>	<u>Andrew D. Walker</u>	Lot 10, Block 1
<u>WALLACE S. TUBBS</u>	<u>Wallace S. Tubbs</u>	5823 ROYAL CLUB
<u>SUZAN E. STANSON</u>	<u>Suzan E. Stanson</u>	Lot 11, Block 1
<u>LINDA L. STANSON</u>	<u>Linda L. Stanson</u>	5825 ROYAL CLUB
<u>BETTY J. THOMPSON</u>	<u>Betty J. Thompson</u>	Lot 12, Block 1
<u>LEONARD C. THOMPSON</u>	<u>Leonard C. Thompson</u>	5827 ROYAL CLUB
Page 8		Lot 13, Block 1
<u>EMILY P. KALB</u>	<u>Emily P. Kalb</u>	5829 ROYAL CLUB
<u>DONALD J. KALB</u>	<u>Donald J. Kalb</u>	Lot 14, Block 1
<u>KENNETH A. CONIN</u>	<u>Kenneth A. Conin</u>	5831 ROYAL CLUB
<u>EDWARD L. CONRAD</u>	<u>Edward L. Conrad</u>	Lot 15, Block 1
<u>GEORGE CONRAD</u>	<u>George Conrad</u>	5833 ROYAL CLUB
<u>JOHN H. CONRAD</u>	<u>John H. Conrad</u>	Lot 16, Block 1
<u>JOAN H. CONRAD</u>	<u>Joan H. Conrad</u>	5835 ROYAL CLUB
<u>TIZBY I. HUNT</u>	<u>Tizby I. Hunt</u>	Lot 17, Block 1
<u>LEONARD F. McLEOD</u>	<u>Leonard F. McLeod</u>	5837 ROYAL CLUB
<u>PATRICK A. McLEOD</u>	<u>Patrick A. McLeod</u>	Lot 18, Block 1
<u>JAMES W. McLEOD</u>	<u>James W. McLeod</u>	5839 ROYAL CLUB
<u>ELIZABETH McLEOD</u>	<u>Elizabeth McLeod</u>	Lot 19, Block 1
<u>MARY S. McLEOD</u>	<u>Mary S. McLeod</u>	5841 ROYAL CLUB
<u>Margaret M. Connolly</u>	<u>Margaret M. Connolly</u>	Lot 20, Block 1
		5843 ROYAL CLUB
		Lot 21, Block 1
		5845 ROYAL CLUB
		Lot 22, Block 1
		5847 ROYAL CLUB
		Lot 23, Block 1
		5849 ROYAL CLUB
		Lot 24, Block 1
		5851 ROYAL CLUB
		Lot 25, Block 1
		5853 ROYAL CLUB
		Lot 26, Block 1
		5855 ROYAL CLUB
		Lot 27, Block 1
		5857 ROYAL CLUB
		Lot 28, Block 1
		5800 ROYAL CLUB
		Lot 1, Block 2

VOL 2709 PAGE 1077

PRINTED NAME:

SIGNATURE:

ADDRESS AND LOT AND BLOCK NUMBERS:

Geraldine Martin

Geraldine Martin

5802 ROYAL CLUB

John F. Martin

John F. Martin

Lot 2, Block 2

JAMES L. Williams

JAMES L. Williams

5804 ROYAL CLUB

ESTHER J. GUNTS

Esther J. GUNTS

Lot 3, Block 2

GEORGE F. KILGUS

George F. KILGUS

5806 ROYAL CLUB

CHARLES B. CROOK

Charles B. CROOK

Lot 4, Block 2

MARION M. CROOK

Marion M. CROOK

5808 ROYAL CLUB

LYDIA E. BATTERSON

LYDIA E. BATTERSON

Lot 5, Block 2

HAZEL S. BATTERSON

HAZEL S. BATTERSON

5810 ROYAL CLUB

PAUL CHAFFETZ

Paul CHAFFETZ

Lot 6, Block 2

CHARLES DENAHO

Charles DENAHO

5812 ROYAL CLUB

BERNAUDINE G. CHACK

Bernaudine G. CHACK

Lot 7, Block 2

LESTER HANKS

Lester HANKS

5814 ROYAL CLUB

MELBA B. HANKS

Melba B. HANKS

Lot 8, Block 2

SAM SCHWARTZ

SAM SCHWARTZ

5816 ROYAL CLUB

MARSHALL B. ...

MARSHALL B. ...

Lot 9, Block 2

JOSAPHINE SILVERMAN

JOSAPHINE SILVERMAN

5818 ROYAL CLUB

ALVA B. ...

ALVA B. ...

Lot 10, Block 2

... ..

... ..

5820 ROYAL CLUB

... ..

... ..

Lot 11, Block 2

... ..

... ..

5822 ROYAL CLUB

... ..

... ..

Lot 12, Block 2

... ..

... ..

5803 ROYAL BEND

... ..

... ..

Lot 13, Block 2

... ..

... ..

5805 ROYAL BEND

... ..

... ..

Lot 14, Block 2

... ..

... ..

5807 ROYAL BEND

... ..

... ..

Lot 15, Block 2

... ..

... ..

5809 ROYAL BEND

... ..

... ..

Lot 16, Block 2

... ..

... ..

5811 ROYAL BEND

... ..

... ..

Lot 17, Block 2

... ..

... ..

5813 ROYAL BEND

... ..

... ..

Lot 18, Block 2

... ..

... ..

5815 ROYAL BEND

... ..

... ..

Lot 19, Block 2

... ..

... ..

5817 ROYAL BEND

... ..

... ..

Lot 20, Block 2

... ..

... ..

5819 ROYAL BEND

... ..

... ..

Lot 21, Block 2

... ..

... ..

5823 ROYAL BEND

... ..

... ..

Lot 22, Block 2

... ..

... ..

5825 ROYAL BEND

... ..

... ..

Lot 23, Block 2

... ..

... ..

5829 ROYAL BEND

... ..

... ..

Lot 24, Block 2

... ..

... ..

5835 ROYAL BEND

... ..

... ..

Lot 25, Block 2

... ..

... ..

5839 ROYAL BEND

... ..

... ..

Lot 26, Block 2

... ..

... ..

PRINTED NAME:

SIGNATURE:

ADDRESS AND LOT AND BLOCK NUMBERS:

<u>BRUCE W. COE</u>	<u>Bruce W. Coe</u>	5841 ROYAL BEND
<u>ANTHONY A. SPEIER</u>	<u>Anthony A. Speier</u>	Lot 27, Block 2
<u>GLENN H. COX</u>	<u>Glenn H. Cox</u>	5843 ROYAL BEND
<u>MARDA L. DAVIS</u>	<u>Marda L. Davis</u>	Lot 28, Block 2
<u>EDWIN M. KRISJE</u>	<u>Edwin M. Krisje</u>	5845 ROYAL BEND
<u>RAMA J. KRISJE</u>	<u>Rama J. Krisje</u>	Lot 29, Block 2
<u>ELCISE NELSON</u>	<u>Elcise Nelson</u>	5800 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 1, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5802 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 2, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5804 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 3, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5806 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 4, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5808 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 5, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5810 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 6, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5812 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 7, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5814 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 8, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5816 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 9, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5818 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 10, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5820 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 11, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5822 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 12, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5826 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 13, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5830 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 14, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5832 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 15, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5834 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 16, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5836 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 17, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5838 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 18, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5840 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 19, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5842 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 20, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5844 ROYAL BEND
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 21, Block 3
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	5801 ROYAL RIDGE
<u>W. W. LAUGHAN</u>	<u>W. W. Laughan</u>	Lot 22, Block 3

Page 10

Anna C. Jacobs Anna C. Jacobs
ROBERT T. MORGIE Robert T. Morgie
MARIE C. MORGIE Marie C. Morgie

Page 9

CATHERINE MARKHAM Catherine Markham
G. B. URRUTIA G. B. URRUTIA
Clyde EDWARDS Clyde Edwards
EUNICE EDWARDS Eunice Edwards

PRINTED NAME:

SIGNATURE:

ADDRESS AND LOT AND BLOCK
NUMBERS:

Andrew G. Zoltycki

Andrew G. Zoltycki

5821 Royal Club Drive
Lot 10, Block 1

HUSBAND:
WIFE:
HUSBAND:
WIFE:

Lot . Block

VOL 2709 PAGE 1081

PRINTED NAME:

SIGNATURE:

ADDRESS AND LOT AND BLOCK NUMBERS:

Richard Evans

[Handwritten Signature]

HUSBAND:

5840 Royal Bend Drive

WIFE:

Wife

Lot 19, Block 3

HUSBAND:

Lot , Block

WIFE:

Vol. 2709 Page 1083

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared LESTER HANKS, know to me to be the person whose name is subscribed to the foregoing instrument, as President of the Royal Ridge Patio Homes Association, Inc., a corporation, and acknowledged to me that the foregoing Amendments to Declaration of Covenants, Conditions and Restrictions were duly executed by the persons named above, and that as President of the Home Owners Association, he has approved the foregoing Amendments and signed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of Nov. 1982.

Lester Hanks
LESTER HANKS

Diana Rae Speas
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Diana Rae Speas

AFTER RECORDING, RETURN TO:

FRED RILEY JONES
ATTORNEY AT LAW
84 N.E. LOOP 410, SUITE 445E
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that this instrument was filed in the Public
Records on the date and in the County named herein by me, and
was duly RECORDED in the Public Records of said County of
Bexar County, Texas on



NOV 15 1982

Diana Rae Speas
COUNTY CLERK BEXAR COUNTY, TEXAS

FILED IN MY OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.
1982 NOV 15 PM 2 11
mc

2 111582 01

\$25.00 01797070

VOL. 2709 PAGE 1086