

198979

AMENDED RESTRICTIONS

STATE OF TEXAS )  
COUNTY OF BEXAR)

KNOW ALL MEN BY THESE PRESENTS:  
198979-1 234647

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WHEREAS on September 23, 1971, WINDCREST DEVELOPMENT CORPORATION executed certain Restrictive Covenants which are recorded in Volume 6647 pages 858-62, Deed Records of Bexar County, Texas, affecting ROYAL RIDGE UNIT II, in Bexar County, Texas, according to plat recorded in Volume 6600, pages 75-6, Deed and Plat Records of Bexar County, Texas; and

WHEREAS, WINDCREST DEVELOPMENT CORPORATION, executed a warranty deed to KROHN HOMES, INC., on November 30, 1971 covering the following described property:

Lots 1 through 26, both inclusive, in New City Block 13785;  
Lots 1 through 41, both inclusive, in New City Block 13786;  
Lots 1 through 11, both inclusive, in New City Block 13787;  
Lots 1 through 13, both inclusive, in New City Block 13788;  
in ROYAL RIDGE UNIT II, a subdivision shown by plat of record in Volume 6600, pages 75-6, Deed and Plat Records of Bexar County, Texas, and

WHEREAS, it is desired to change the minimum floor area of the main structure of any residence on all of the above described property;

NOW, THEREFORE, the first sentence of Paragraph VI of the Restrictive Covenants recorded in Volume 6647, pages 858-62, Deed Records of Bexar County, Texas is hereby amended to read as follows:

"No dwelling of less than 1,400 square feet of living and heating area or costing less than \$25,000.00 including cost of land and improvements, and based upon cost levels prevailing upon date these Covenants are recorded, shall be permitted on all lots."

and WHEREAS, it is desired to change the Architectural Control Committee on the above referenced property;

NOW, THEREFORE, the first sentence of Paragraph V of the Restrictive Covenants recorded in Volume 6647, pages 858-62, Deed Records of Bexar County, Texas is hereby amended wherein the names of H. J. Fentress and T. L. Fentress appear, deleting said names and substituting in their place the names of RODERICK KROHN and FRANK J. CORTE, respectively as being the Architectural Control Committee.

All other restrictions contained in said instrument recorded in Volume 6647, pages 858-62, Deed Records of Bexar County, Texas, shall remain in full force and effect.



WITNESSED this 1st day of December, 1971.

KROHN HOMES, INC.

ATTEST:

*James L. ...*  
Secretary

by: *Roderick Krohn*  
Roderick Krohn, President

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STATE OF TEXAS )  
COUNTY OF BEXAR)

JAN 03 1972

Before me the undersigned authority, on this day personally appeared Roderick Krohn, known to me to be the person whose name is subscribed to the foregoing instrument, as President of KROHN HOMES, INC., a corporation, and acknowledge to me that he executed the same for the purposes and considerations therein expressed, in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 1st day of December, 1971.

*Milton Lee Sulzer*  
Notary Public, Bexar County, Texas

MILTON LEE SULZER

1009 NW Loop 416  
San Antonio, Texas 78216

RECORDED IN MY OFFICE  
JAMES W. FRIGHT  
COUNTY CLERK, BEXAR CO.

1971 DEC 30 PM 2:59

STATE OF TEXAS  
COUNTY OF BEXAR  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was CORRECTLY RECORDED in the Volume and Page of the DEED RECORDS of Bexar County, Texas, as stamped hereon by me.



COUNTY CLERK  
BEXAR COUNTY, TEXAS

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1. COME  
AND WHEREAS the above referenced property  
N. T. FORTNEY and T. T. FORTNEY, appearing by their attorneys and  
BEXAR COUNTY, TEXAS is hereby assigned unto the names of  
COLLEEN FORTNEY and JAMES FORTNEY, Deed Records of  
BEXAR COUNTY, TEXAS, the Texas sentence of Paragraph A of the Restrictive

Committee on the above referenced property:  
AND WHEREAS, it is desired to change the restrictive covenant

and upon this these covenants are recorded, shall be admitted on  
of land and improvements, and based upon cost plus five percent  
resulting area or containing less than \$22,000.00 including cost  
No dwelling of less than 1,000 square feet of living and

BEXAR COUNTY, TEXAS is hereby amended to read as follows:  
Covenants recorded in Volume 6695, pages 822-823, Deed Records of  
BEXAR COUNTY, TEXAS, the Texas sentence of Paragraph A of the Restrictive  
shall terminate of any residence on all of the above described property:  
AND WHEREAS, it is desired to change the minimum floor area of the

BEXAR COUNTY, TEXAS, and  
recorded in Volume 6695, pages 12-8, Deed and Plat Records of  
IN VOLUNTARY WITNESS WHEREOF, I, the undersigned, do hereby certify that  
Page 1 enclosure 12, plat restrictive, in New City Block 13182;  
Page 1 enclosure 11, plat restrictive, in New City Block 13183;  
Page 1 enclosure 11, plat restrictive, in New City Block 13184;  
Page 1 enclosure 12, plat restrictive, in New City Block 13185;

described property:  
to KRONHOWER, INC., on November 30, 1971 containing the following  
RESTRICTIVE COVENANTS, MINDSCHELL DEVELOPMENT CORPORATION, executed a certain deed

County, Texas, and  
recorded in Volume 6695, pages 12-8, Deed and Plat Records of BEXAR  
COUNTY, TEXAS, according to Plat  
pages 822-823, Deed Records of BEXAR COUNTY, TEXAS, affecting  
executed certain restrictive covenants which are recorded in Volume 6695  
WHEREAS on September 23, 1971, MINDSCHELL DEVELOPMENT CORPORATION

COPY OF DEED  
STATE OF TEXAS

REC-30-11 504-011  
KRONHOWER, INC. BY THESE INSTRUMENTS

12 - 1

1971

RESTRICTIVE COVENANTS