FOURTH AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HEIGHTS OF KERRVILLE, A SUBDIVISION IN KERR COUNTY, TEXAS

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF KERR §

THAT WHEREAS, the undersigned is the property owners association (the "Association") for the subdivision known as The Heights of Kerrville (the "Subdivision"), located in Kerr County, Texas, the plat of which is recorded under Volume 8, Page 125 of the plat records of Kerr County, Texas, to which instrument and its records reference is herein made for all purposes; and

WHEREAS, the current Subdivision restrictions are found in Declaration of Covenants, Conditions and Restrictions dated March 5, 2014, and recorded under Clerk's File No. 14-03081, Official Public Records of Kerr County, Texas of Kerr County Texas (the "Restrictions"); and First Amendment to Covenants, Conditions and Restrictions dated May 17, 2022, and recorded under Clerk's File No. 22-04466, Official Public Records of Kerr County, Texas of Kerr County Texas; and Second Amendment to Covenants, Conditions and Restrictions dated August 25, 2022, and recorded under Clerk's File No. 22-07080, Official Public Records of Kerr County, Texas of Kerr County Texas; and Third Amendment to Covenants, Conditions and Restrictions dated September 20, 2024, recorded under Clerk's File No. 23-05968, Official Public Records of Kerr County, Texas; and

WHEREAS, the members of the Association have voted to adopt corrections and changes to the Association By-Laws and the Restrictions more fully described on Exhibit "A" and Exhibit "B" attached hereto (as of July 10, 2024); and

NOW, THEREFORE, it is hereby declared that the Bylaw and the Restrictions are amended as more fully described on Exhibit "A"and Exhibit "B" attached hereto (as of July 10, 2024).

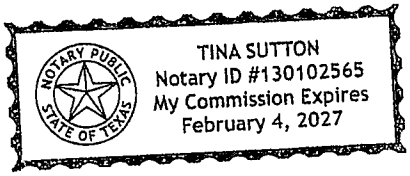
EXECUTED to be effective as of the 26th day of August, 2024.

HEIGHTS OF KERRVILLE HOMEOWNERS ASSOCIATION

By: Joe Bloomer
Joe Bloomer, President

STATE OF TEXAS §
§
COUNTY OF KERR §

This instrument was acknowledged before me this 20 day of August, 2024, by Joe Bloomer, President of Heights of Kerrville Homeowners Association, a nonprofit corporation, on behalf of said corporation.



Tina Sutton
Notary Public, State of Texas

After recording return to:
John W. Carlson & Associates
260 Thompson Drive, Suite 10
Kerrville, Texas 78028

Exhibit "A"

THE HEIGHTS
OF KERRVILLE

Proposed Amendments

to

The Heights of Kerrville
Declaration of Covenants, Conditions and Restrictions

(Items in **bold** represent the change/addition)

Article 4.7.1

A Guest House is defined as a detached structure on the same lot as a preexisting single-family dwelling intended for ~~**temporary (not to exceed 30 days)**~~ use by guests of the primary home. It may consist of a room or set of rooms, including a functioning bathroom ~~**but excluding**~~ **and a full kitchen. The finished space of the Guest House cannot exceed 50% of the finished space of the primary residence. (Garage Square Footage is not part of this calculation.) The structure must include enclosed off-street parking (garage space) for two vehicles. A Guest House cannot be leased under any circumstances for any duration of time.**

Adopted July 10, 2024

Exhibit "B"

THE HEIGHTS
OF KERRVILLE

Adopted Amendment
to
The Heights of Kerrville By-Laws

(Items in **bold** represent the change/addition)

By-Law's

B. Board

3. *Term of Office*. Successor directors will have a term of ~~one~~ **two** years, **and be elected on an alternating schedule that sees the President, Secretary and one At-Large elected in Year 1 and Treasurer and the other At-Large elected in Year 2.**

Adopted July 10, 2024

FILED AND RECORDED

Document Number: 24-04837

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GRANTOR HEIGHTS OF KERRVILLE HOMEOWNERS ASSOCIATION

GRANTEE HEIGHTS OF KERRVILLE SUBDIVISION

Returned To: JOHN CARLSON
260 THOMPSON DR STE 10
KERRVILLE, TEXAS 78028

I hereby certify that this instrument was FILED on the date and times stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Kerr County, Texas.

Nadene Alford

Nadene Alford, Clerk
Kerr County, Texas
By: KIM GATLIN DEPUTY CLERK

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

DO NOT DESTROY - This document is part of the Official Public Record.

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