

**FIRST 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

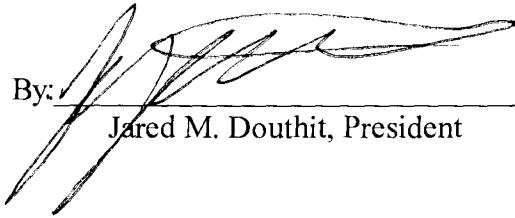
WHEREAS, the current Subdivision restrictions are found in Declaration of Covenants, Conditions and Restrictions dated March 5, 2014, and recorded under Clerk's File No. 14-03081, Official Public Records of Kerr County, Texas of Kerr County Texas (the "Restrictions"); and

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" attached hereto (as of March 3, 2022); and

NOW, THEREFORE, it is hereby declared that Section A.3 of the By-Laws and Sections 2.1, 4.7, 4.8, 4.14, 4.16, 4.22 and 4.25 of the Restrictions are amended as more fully described on Exhibit "A" attached hereto (as of March 3, 2022).

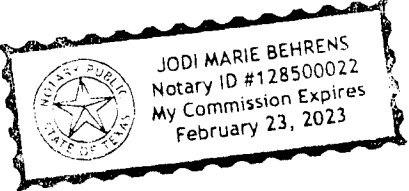
EXECUTED to be effective as of the 17 day of May, 2022.

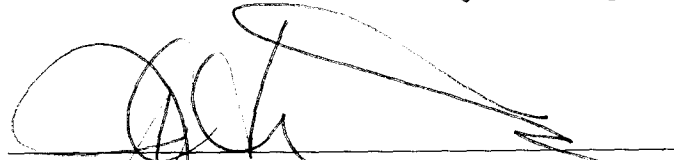
HEIGHTS OF KERRVILLE HOMEOWNERS ASSOCIATION

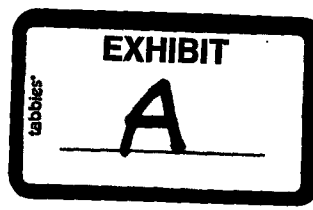
By: 
Jared M. Douthit, President

STATE OF TEXAS §
 §
COUNTY OF KERR §

This instrument was acknowledged before me this 17 day of May, 2022, by Jared M. Douthit, President of Heights of Kerrville Homeowners Association, a nonprofit corporation, on behalf of said corporation.




Notary Public, State of Texas



THE HEIGHTS
OF KERRVILLE

Adopted Corrections/Changes
The Heights of Kerrville By-Law's and the
Declaration of Covenants, Conditions and Restrictions

By-Law's

- A.3 "Subsequent regular annual Members meetings will be held ~~on the first Saturday in June~~ in July ."

Covenants

- 2.1 "~~Members of the Board may serve on the Architectural Control Committee.~~"
- 4.7 "No leases or rentals of any residence and/or guest house shall be permitted ~~unless approved by the Board of the Association or a hardship of the Owner.~~"
- 4.8 "The ~~exterior~~ construction of any building must be completed within one year from the date of commencement of the construction."
- 4.14 "Leaves, brush or other debris may be burned only in a safe and proper manner ~~and in accordance with the rules and regulations promulgated from time to time by the Architectural Central Committee as governed by local city and county government officials (Fire Marshall, County Commissioners).~~"
- 4.16 "Domestic pets may be kept on the Property provided that the same are maintained within an approved enclosure or ~~controlled on a leash or similar restraint.~~"
- 4.22 "No mercury or sodium vapor, nor LED, security lights on poles shall be allowed."
- 4.25 "No antenna shall be ~~greater than ten (10) feet above the roof, nor shall any antenna be visible from any roadway~~ permitted."

Adopted March 3, 2022

After recording return to:
✓ Carlson Law Firm
717 Sidney Baker Street
Kerrville, Texas 78028



FILED AND RECORDED
At 4:28 o'clock P M
STATE OF TEXAS
COUNTY OF KERR
May 20, 2022

I hereby certify that this instrument was filed in the numbered sequence on the date and time stamped above by me and was duly recorded in the Official Public Records of Kerr County Texas.
Jackie Dowdy County Clerk

Ana Keller Deputy