

**THIRD 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

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 July 12, 2023); and

NOW, THEREFORE, it is hereby declared that the Bylaw and the Restrictions are amended as more fully described on Exhibit "A" attached hereto (as of July 12, 2023).

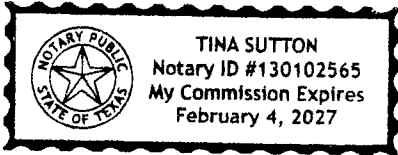
EXECUTED to be effective as of the 20 day of September, 2023.

HEIGHTS OF KERRVILLE HOMEOWNERS  
ASSOCIATION

By: Joe Bloomer  
Joe Bloomer, President

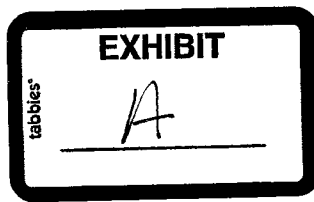
STATE OF TEXAS           §  
  §  
COUNTY OF KERR       §

This instrument was acknowledged before me this 20 day of September, 2023, by Jared M. Douthit, 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



THE HEIGHTS  
OF KERRVILLE

**Adopted Changes**  
to  
**The Heights of Kerrville By-Laws and the  
Declaration of Covenants, Conditions, and Restrictions**

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

**By-Law's**

- **B.2** Board. Number of Directors. The Board consists of ~~three (3)~~ **five (5)** directors.
- **D.1.** Officers. The officers of the Property Owners Association are a president, ~~vice president~~, secretary, and treasurer, to be elected from the Members. ~~The Board may appoint other officers having the authority and duties prescribed by the Board.~~ Any two or more offices may be held by the same person, except the offices of president and secretary.

**Covenants**

- **4.7** No leases or rentals of any residence and/or guest house shall be permitted, **including short-term rentals such as VRBO or AirB&B.**
- **4.16** Hunting shall not be permitted. **Hunting, as defined by the State of Texas: To capture, trap, take, or kill and includes the act of attempting to capture, trap, take, or kill.**

Adopted July 12, 2023

## FILED AND RECORDED

**Document Number:** 23-05968

**Document Type:** AMENDED DECLARATION OF  
RESTRICTIONS, COVENANTS &  
CONDITION

**Filing and Recording Date:** 9/27/2023 10:04:38 AM

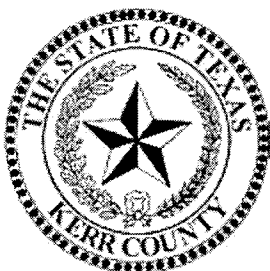
**Number of Pages:** 4

**GRANTOR** HEIGHTS OF KERRVILLE  
HOMEOWNERS ASSOCIATION

**GRANTEE** HEIGHTS OF KERRVILLE  
SUBDIVISION, THE

**Returned To:** CARLSON LAW FIRM  
717 SIDNEY BAKER STREET  
KERRVILLE, TX 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.



*Jackie Dowdy*

**Jackie Dowdy, Clerk**

Kerr County, Texas

By: CHRISTIAN MOSS 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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