



**FIRST AMENDMENT TO
DECLARATION OF
COVENANTS, CONDITIONS
AND RESTRICTIONS**

FOR

SERENE HILLS

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SERENE HILLS**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills (this "**Amendment**") is made this 9th day of October, 2012 by Serene Hills, Ltd., a Texas limited partnership (the "**Declarant**"), and is as follows:

RECITALS

WHEREAS, Serene Hills, a subdivision located in Travis County, Texas (the "**Property**"), was established pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Serene Hills recorded as Document No. 2012105853, Official Public Records of Travis County, Texas (the "**Declaration**"); and

WHEREAS, Article III of the Declaration sets forth certain limitations and restrictions for the Lots within the Property; and

WHEREAS, pursuant to Section 9.03(A) of the Declaration, Declarant may amend the Declaration so long as Declarant owns or controls any of the Property or the Additional Land; and

WHEREAS, as of the date hereof, Declarant owns or controls a portion of the Property and the Additional Land; and

WHEREAS, in exercise of its rights under Section 9.03(A) of the Declaration, Declarant desires to amend Article III of the Declaration as set forth herein, to provide requirements for fences erected on Lots within the Property.

NOW THEREFORE, THE DECLARATION IS HEREBY AMENDED AS FOLLOWS:

1. Fence Requirements for Lots. Article III of the Declaration is hereby amended to include the following provision:

"3.41 Fence Requirements. Wood fences are not permitted on any Lot within the Property. Any and all fences erected on a Lot must be made of wrought iron and must be painted black. Any and all fences erected on a Lot shall be six (6) feet in height, and shall comply with all of the specifications shown on Exhibit "A" attached hereto and made a part hereof. Each Owner shall be responsible for maintenance of any and all wrought iron fences erected on the Owner's Lot, and all damage shall be repaired within thirty (30) days of written notification by the Association."

2. Miscellaneous. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are

hereby ratified and confirmed.

IN WITNESS WHEREOF, Declarant has executed this Amendment on the date set forth above.

DECLARANT:

SERENE HILLS, LTD.,
a Texas limited partnership

By: ES-DH, Serene L.L.C.,
a Texas limited liability company,
its general partner

By: *D. Hunter*
Douglas Hunter,
Member and Authorized Signatory

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 9th day of October, 2012, by Douglas Hunter, Member and Authorized Signatory for ES-DH Serene, L.L.C., a Texas limited liability company, the general partner of Serene Hills, Ltd., a Texas limited partnership, on behalf of said limited liability and limited partnership.

(seal)

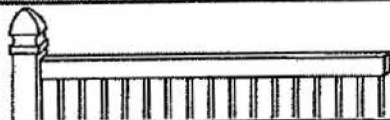
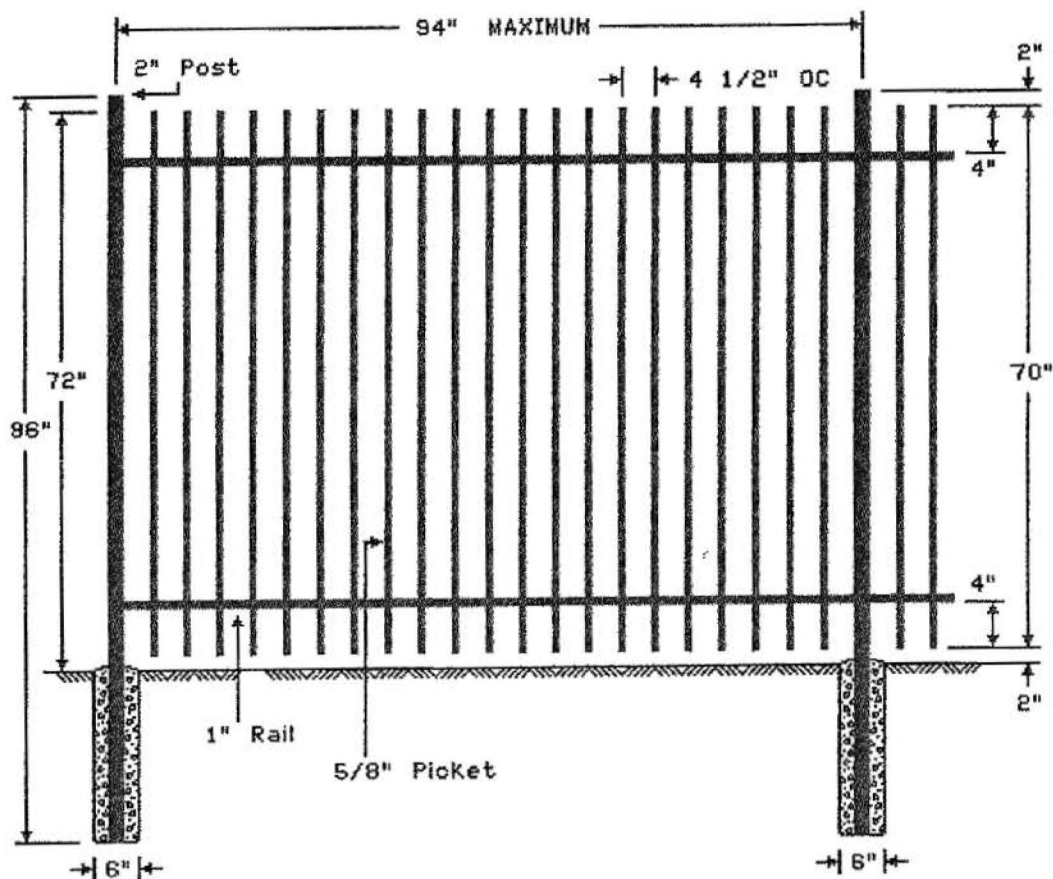


Karissa Clontz
Notary Public Signature

AFTER RECORDING, RETURN TO:

McLean & Howard, LLP
Attn: William P. McLean
Barton Oaks Plaza, Building II
901 S. Mopac Expressway, Suite 225
Austin, Texas 78746

6' STYLE D FENCE



AUSTEX FENCE & DECK, INC.
7213 MCNEIL DR
AUSTIN, TEXAS 78729
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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

October 10 2012 10:54 AM

FEE: \$ 32.00 2012171312