



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

FOR

SERENE HILLS

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

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills (this "**Amendment**") is made this 2 day of May, 2013 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 "**Original Declaration**"), as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills recorded as Document No. 2012171312, Official Public Records of Travis County, Texas (the "**First Amendment**") and as further amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills recorded as Document No. 2013017166, Official Public Records of Travis County, Texas (the "**Second Amendment**") (the Original Declaration, First Amendment and Second Amendment are collectively referred to as 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 retaining walls erected on Lots within the Property.

NOW THEREFORE, THE DECLARATION IS HEREBY AMENDED AS FOLLOWS:

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

"3.42 Retaining Wall Requirements. Any and all retaining walls erected on a Lot shall comply with all of the specifications shown on Exhibit "A" attached hereto and made a part hereof. With the exception of those retaining walls that the Association elects to maintain and repair pursuant to Section 4.08 of the Declaration, each Owner shall be responsible for maintenance of any

and all retaining walls 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.

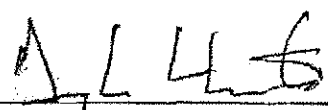
IN WITNESS WHEREOF, Declarant has executed this Amendment on the date set forth above.

DECLARANT:

SERENE HILLS, LTD.,
a Texas limited partnership

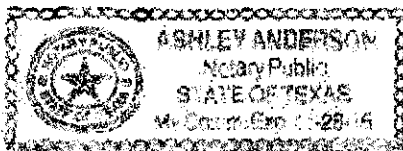
By: ES-DH, Serene L.L.C.,
a Texas limited liability company,
its general partner

By:



Douglas Hunter,
Member and Authorized Signatory

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §



This instrument was acknowledged before me on the 3 day of May, 2013, 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.



Notary Public Signature

(seal)

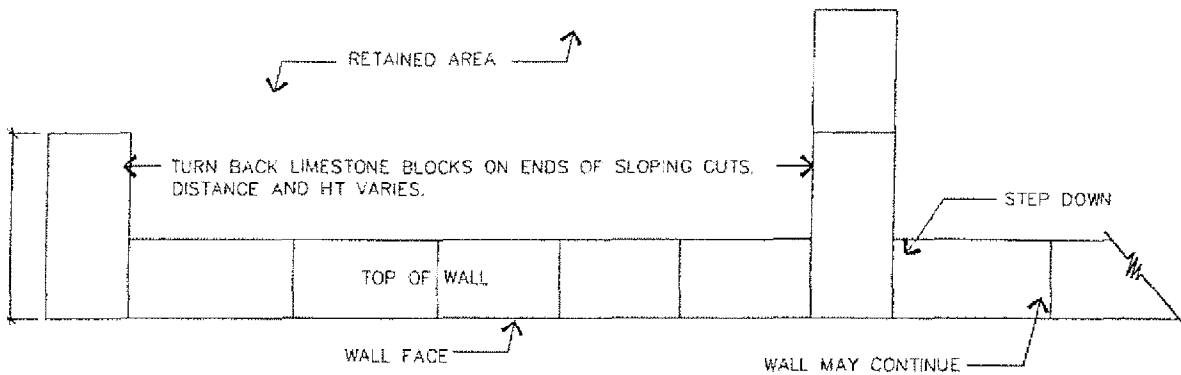
AFTER RECORDING, RETURN TO:

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

EXHIBIT "A"

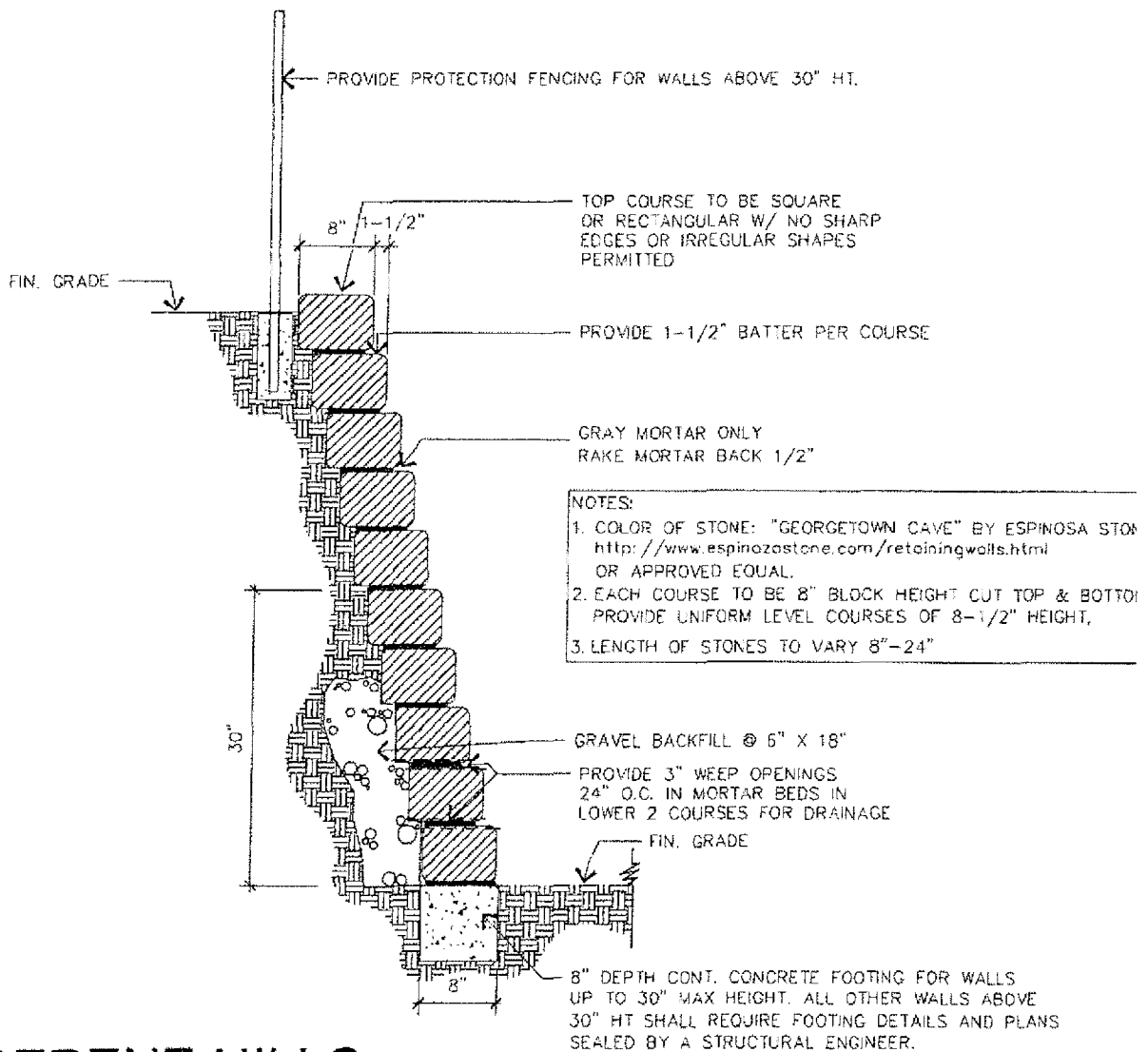
RETAINING WALL REQUIREMENTS

(attached hereto)



LIMESTONE BLOCK RETAINING WALL PLAN VIEW

NTS



SERENE HILLS

CUT LIMESTONE BLOCK RETAINING WALL SECTION

NTS



FILED AND RECORDED
OFFICIAL PUBLIC RECORD

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY (C)
TRAVIS COUNTY, TEXAS

May 02 2013 04:12 PM

FEE: \$ 40.00 20