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### SECOND AMENDMENT TO DESIGN GUIDELINES

May 2013

#### SECOND AMENDMENT TO DESIGN GUIDELINES

#### FOR THE SERENE HILLS SUBDIVISION

This Second Amendment to Design Guidelines for the Serene Hills Subdivision (this "Amendment") is made this \_\_\_\_\_ day of May, 2013 by the Architectural Committee for Serene Hills (the "Architectural Committee"), and is as follows:

#### RECITALS

WHEREAS, pursuant to the authority granted under Section 5.08 of the <u>Declaration of Covenants</u>, <u>Conditions and Restrictions for Serene Hills</u>, recorded as Document No. 2012105853, Official Public Records of Travis County, Texas (the "Declaration"), Serene Hills, Ltd., a Texas limited partnership (the "Declarant") adopted initial <u>Design Guidelines for the Serene Hills Subdivision</u> recorded as Document No. 2012105856, Official Public Records, Travis County, Texas (the "Original Design Guidelines"), as amended by the <u>First Amendment to Design Guidelines for the Serene Hills Subdivision</u> recorded as Document No. 2012171313, Official Public Records, Travis County, Texas (the "First Amendment") (the Original Design Guidelines and First Amendment are collectively referred to as the "Design Guidelines"); and

WHEREAS, the Architectural Committee was created pursuant to Section 1.01 of the Declaration; and

WHEREAS, pursuant to Section 5.08 of the Declaration, the Architectural Committee has the authority to amend, modify or supplement the Design Guidelines; and

WHEREAS, in exercise of its rights under Section 5.08 of the Declaration, the Architectural Committee desires to further amend the Design Guidelines as set forth herein, to modify the requirements for retaining walls erected on Lots within the Property.

NOW THEREFORE, THE DESIGN GUIDELINES ARE HEREBY AMENDED AS FOLLOWS:

- 1. <u>Walls and Fences</u>. Article III, Section 3 of the Original Design Guidelines, "Walls and Fences," as amended by Section 1 of the First Amendment, is hereby further amended to provide for the insertion of a new subparagraph (H), after subparagraph (G). Subparagraph (H) shall contain the following quoted language:
- "H. 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."
- 2. <u>Miscellaneous</u>. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration and the Design Guidelines. Unless expressly amended by this Amendment, all other terms and provisions of the Design Guidelines remain in full force

and effect as written, and are hereby ratified and confirmed. In the event of any conflict between the terms and provisions of the Design Guidelines and the terms and provisions of the Declaration, the terms and provisions of the Declaration will control.

[SIGNATURE PAGE FOLLOWS]

THIS AMENDMENT TO DESIGN GUIDELINES WAS ADOPTED BY THE ARCHITECTURAL COMMITTEE OF SERENE HILLS ON MAY \_\_\_\_\_\_\_, 2013.

Douglas Hunter, Member,

Architectural Committee of Serene Hills

#### ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

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This instrument was acknowledged before me on the \_\_\_\_\_ day of May, 2013, by Douglas Hunter, in his capacity as a Member of the Architectural Committee of Serene Hills.

(seal)

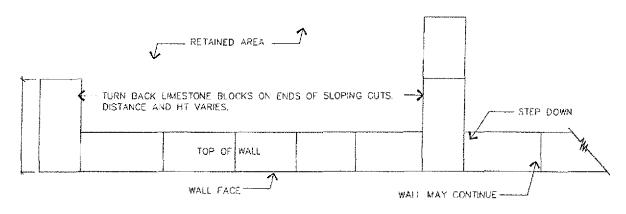
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#### AFTER RECORDING, RETURN TO:

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 PROVIDE PROTECTION FENCING FOR WALLS ABOVE 30" HT. TOP COURSE TO BE SQUARE OR RECTANGULAR W/ NO SHARP EDGES OR IRREGULAR SHAPES PERMITTED FIN. GRADE . PROVIDE 1-1/2" BATTER PER COURSE GRAY MORTAR ONLY RAKE MORTAR BACK 1/2" NOTES: 1. COLOR OF STONE: "GEORGETOWN CAVE" BY ESPINOSA STON http://www.espinozastone.com/retainingwalls.html OR APPROVED EQUAL. 2. EACH COURSE TO BE 8" BLOCK HEIGHT OUT TOP & BOTTOM PROVIDE UNIFORM LEVEL COURSES OF 8-1/2" HEIGHT. 3. LENGTH OF STONES TO VARY 8"-24" 30, GRAVEL BACKFILL @ 6" X 18" PROVIDE 3" WEEP OPENINGS 24" O.C. IN MORTAR BEDS IN LOWER 2 COURSES FOR DRAINAGE FIN. GRADE 8" DEPTH CONT. CONCRETE FOOTING FOR WALLS 8" UP TO 30" MAX HEIGHT, ALL OTHER WALLS ABOVE 30" HT SHALL REQUIRE FOOTING DETAILS AND PLANS

SERENE HILLS

CUT LIMESTONE BLOCK RETAINING WALL SECTION

SEALED BY A STRUCTURAL ENGINEER.

NTS

FILED AND RECORDED OFFICIAL PUBLIC RECORD

DANA DEBEAUVOIR, COUNTY (
TRAVIS COUNTY, TEXAS

May 02 2013 04:11 PM

FEE: \$ 40.00 **20**