



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 2 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 Declaration of Covenants, Conditions and Restrictions for Serene Hills, 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 Design Guidelines for the Serene Hills Subdivision recorded as Document No. 2012105856, Official Public Records, Travis County, Texas (the "Original Design Guidelines"), as amended by the First Amendment to Design Guidelines for the Serene Hills Subdivision 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. **Walls and Fences.** 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. **Miscellaneous.** 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 2, 2013.

DLH

Douglas Hunter, Member,
Architectural Committee of Serene Hills

ACKNOWLEDGEMENT

STATE OF TEXAS

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§
§

COUNTY OF TRAVIS



This instrument was acknowledged before me on the 2 day of May, 2013, by
Douglas Hunter, in his capacity as a Member of the Architectural Committee of Serene Hills.

Ashley Anderson

(seal)

NOTARY PUBLIC

STATE OF TEXAS

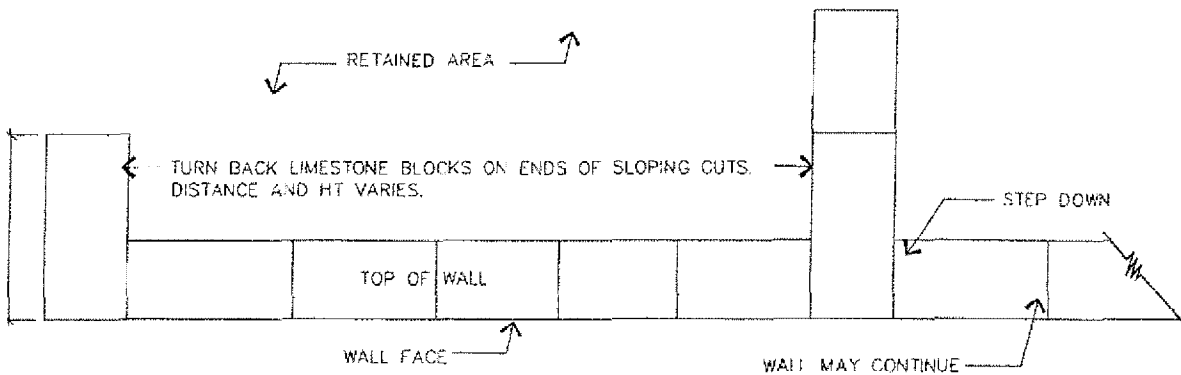
AFTER RECORDING, RETURN TO:

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

EXHIBIT "A"

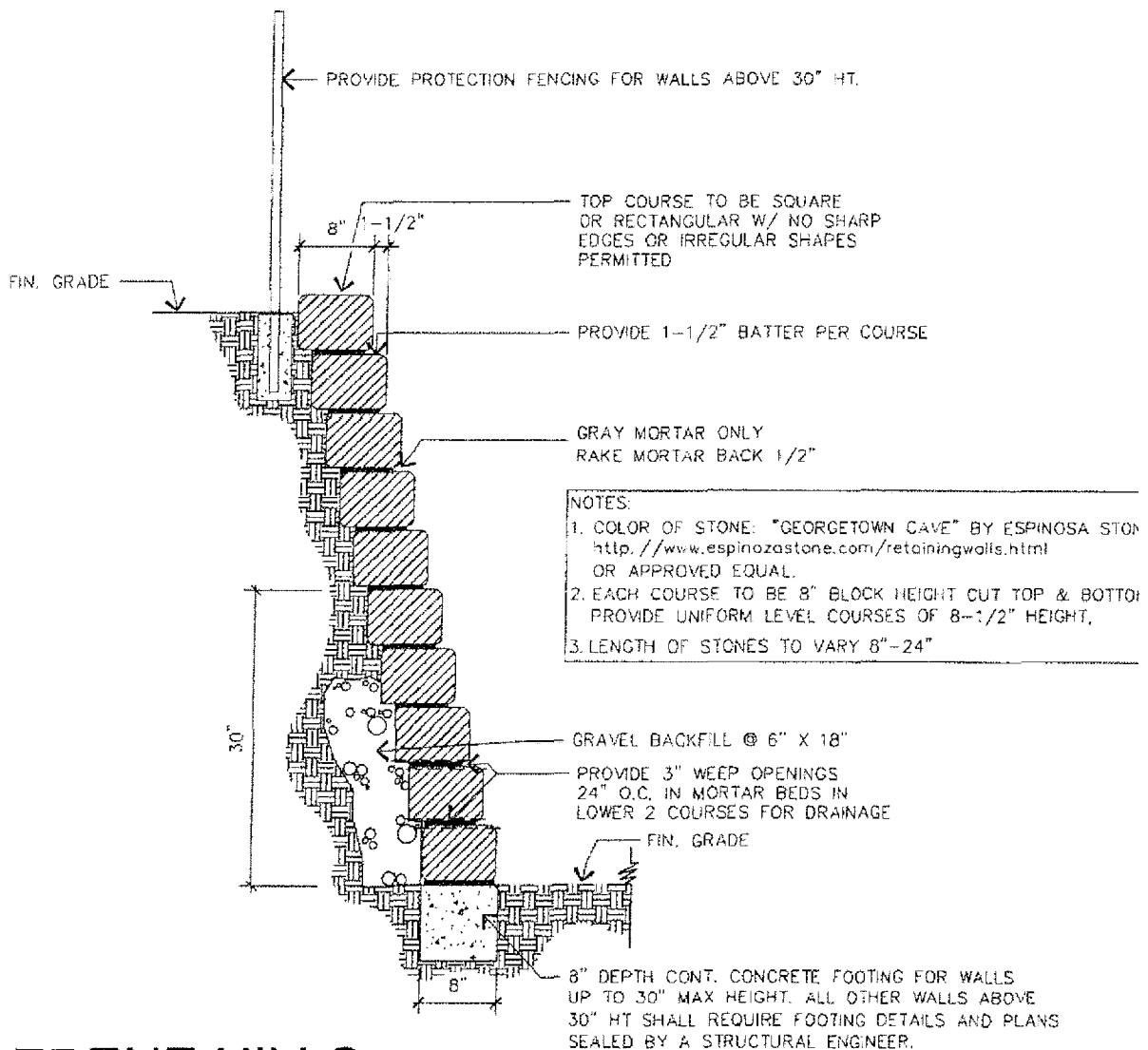
RETAINING WALL REQUIREMENTS

(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 CLERK
TRAVIS COUNTY, TEXAS

May 02 2013 04:11 PM

FEE: \$ 40.00 20