



FIRST AMENDMENT TO DESIGN GUIDELINES

October 2012

**FIRST AMENDMENT TO DESIGN GUIDELINES
FOR THE SERENE HILLS SUBDIVISION**

This First Amendment to Design Guidelines for the Serene Hills Subdivision (this "Amendment") is made this 9th day of October, 2012 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 (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 amend the Design Guidelines as set forth herein, to modify the requirements for fences 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 Design Guidelines is hereby deleted in its entirety and replaced with the following quoted provision:

"A. Perimeter fences shall not be required for a Residence unless otherwise stated in the Declaration. If installed in connection with a Residence, any and all fences shall be made of wrought iron and shall 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.

B. Masonry walls that match the exterior materials of a Residence may be used in lieu of fencing or in combination with fencing.

C. Walls installed in connection with a Residence shall not exceed 6' in height. Columns forming part of the wall or fence may extend above the fence or wall by six inches (6").

D. Fences & walls must be at least 12 feet behind the front façade of the Residence.

E. On corner Lots, fences may not be constructed between the right-of-way line and the building setback line.

F. Fences should not attach directly to stone walls or columns.

G. Lattice fences are not allowed except to screen A/C compressors and pool pumps and filters. Lattice work shall meet City Code standards. No diagonal lattice is allowed."

2. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration and the Original Design Guidelines. Unless expressly amended by this Amendment, all other terms and provisions of the Original 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 10/9, 2012.

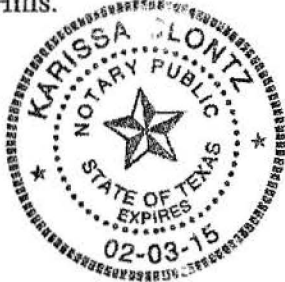
D. Hunter
Douglas Hunter, 10/9/12,
Architectural Committee of Serene Hills
member & authorized signatory
ES - DH Serene LLC, Serene Hills, Ltd.

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 9th day of October, 2012, by Douglas Hunter, in his capacity as Member of the Architectural Committee of Serene Hills.

(seal)



Karissa Clontz
NOTARY PUBLIC
STATE OF Texas

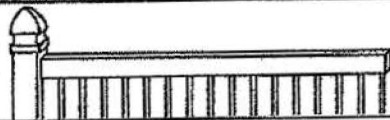
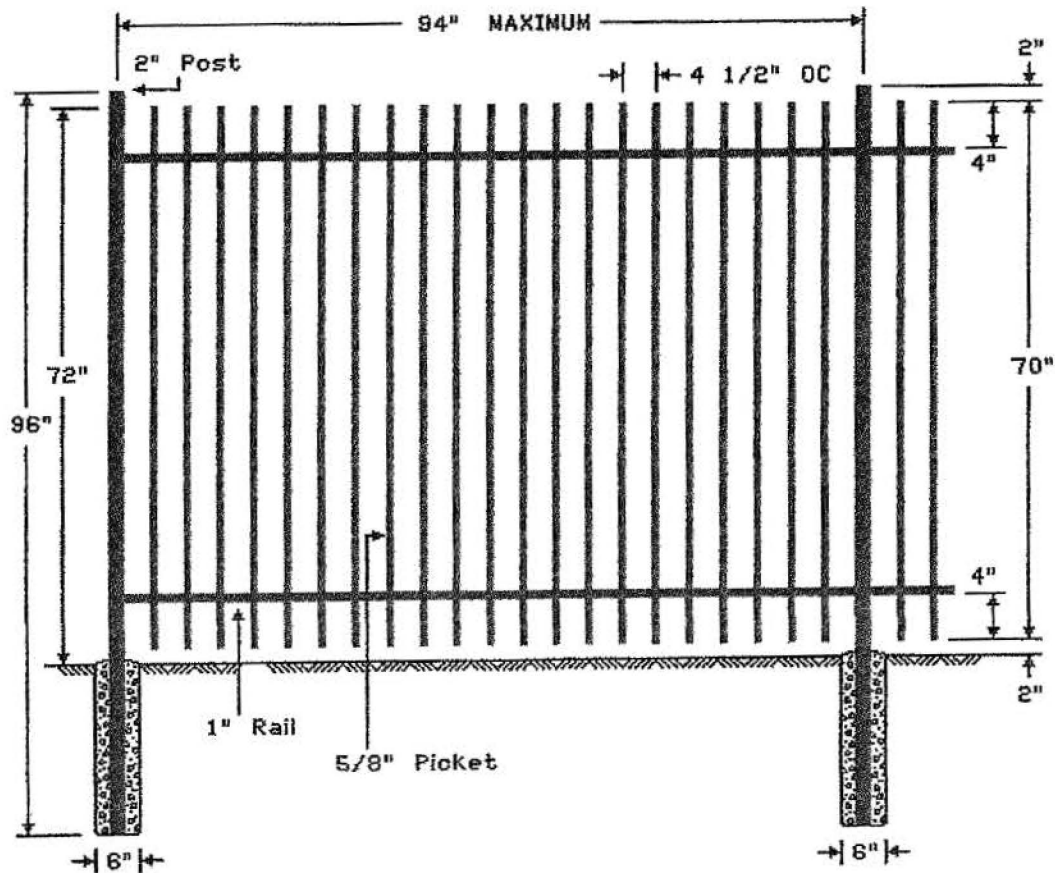
AFTER RECORDING, RETURN TO:

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

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Exhibit A Fence Requirements

6' STYLE D FENCE



6' Style D
(6' HIGH)

AUSTEX FENCE & DECK, INC.
7213 MCNEIL DR
AUSTIN, TEXAS 78729
(512) 258-5000 Fax: (512) 258-5975

DRAWN BY: JMO 02/05/95	SCALE: NONE	PAGE:
REVISED: JMO 07/22/03	FILE: 6' Style	1 of 1

10-9-12
DJA



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

October 10 2012 10:54 AM

FEE: \$ 36.00 2012171313