



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

**FOR**

**SERENE HILLS**

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

This Second Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills (this "**Amendment**") is made this 23 day of JANUARY, 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**") (the Original Declaration and First Declaration are collectively referred to as the "**Declaration**"); and

WHEREAS, Article VI of the Original Declaration sets forth certain provisions pertaining to Assessments applicable to 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 VI of the Declaration as set forth herein, to provide additional requirements for payment of Assessments applicable to the Lots within the Property.

NOW THEREFORE, THE DECLARATION IS HEREBY AMENDED AS FOLLOWS:

1. Assessments. Section 6.01 of the Declaration, "Assessments," is hereby amended to provide for the insertion of a new subparagraph (E), after subparagraph (D). Subparagraph (E) shall contain the following quoted language:

"(E) With respect to a Builder or any other Owner of a Lot, other than Declarant, the obligation to pay Assessments will commence upon the issuance of the initial Certificate of Occupancy for a Residence constructed on the Lot. Within five (5) days after receipt of the initial Certificate of Occupancy, Builder shall provide written notice to the Board that the Certificate of Occupancy has been issued, including the date of issuance. Once the obligation to pay Assessments has commenced as provided hereunder, such obligation shall be continuous and uninterrupted, unless

otherwise provided in this Declaration or as may be determined by Declarant, in its sole discretion.”

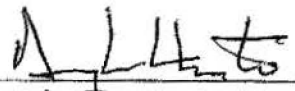
2. Miscellaneous. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

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

**DECLARANT:**

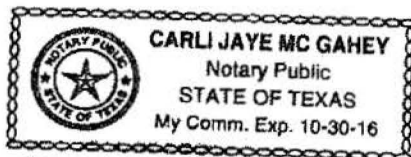
**SERENE HILLS, LTD.,**  
a Texas limited partnership

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

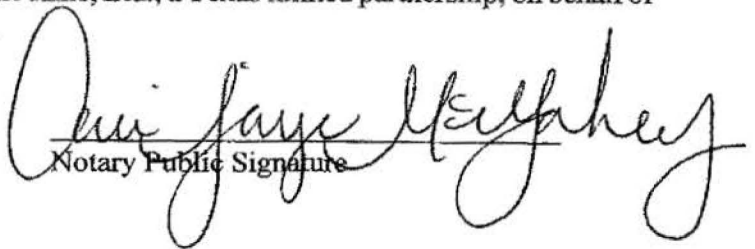
By:   
Douglas Hunter,  
Member and Authorized Signatory

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 23 day of January, 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.



(seal)

  
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



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

January 30 2013 08:11 AM

FEE: \$ 24.00 2013017166