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202106032376 06/16/2021 09:30:26 AM 1/2

**FOURTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE ENCLAVE AT CANYON LAKE, A PLANNED UNIT DEVELOPMENT, AND
THE ENCLAVE AT CANYON LAKE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS

§

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF COMAL

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WHEREAS, the Declaration of Covenants, Conditions and Restrictions (*the DCCRs*) for The Enclave at Canyon Lake, A Planned Unit Development, and The Enclave at Canyon Lake Community Association, Inc. was recorded on April 7, 2006, as Clerk's Document No. 200606014121, and First Amended and recorded on April 13, 2006, as Clerk's Document No. 200606014816, and Second Amended and recorded on August 14, 2006, as Clerk's Document No. 200606034062, and Third Amended and recorded on July 6, 2018, as Clerk's Document No. 201806026442, in the Official Real Property Records of Comal County, Texas; and

WHEREAS, Section 209.0041.(h) Adoption or Amendment of Certain Dedicatory Instruments authorizes amendment by written instrument executed by the Owners of 67 percent of the total vote allocated property Owners entitled to vote on the amendment of the Declaration and shall be effective as executed by the Board of Directors ("*Board*") of The Enclave at Canyon Lake Community Association, Inc. (*the "Association"*) and filed of record in the Official Public Records of Real Property in Comal County, Texas, to amend the DCCRs for The Enclave at Canyon Lake Community Association, Inc.; and

WHEREAS, at a duly called meeting of the Owners on January 20, 2021, at which a quorum was present at the meeting, authorized a vote from the membership, and having received the required quorum of Lot Owners executing a vote and having received the required Lot Owners voting to amend the DCCRs, the Owners approved the DCCRs amendment attached hereto as Exhibit A;

NOW, THEREFORE, notice is hereby given to all persons with any interest in or claim to any parts of the property within The Enclave at Canyon Lake Community Association, Inc. of the amendment to the DCCRs, attached hereto as Exhibit A.

Thus, executed this 13th day of May 2021.

THE ENCLAVE AT CANYON LAKE COMMUNITY ASSOCIATION, INC.

BY:

Scott Browning
Scott Browning, President

ACKNOWLEDGEMENT

STATE OF TEXAS

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COUNTY OF COMAL

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This instrument was acknowledged before me on the 13th day of May 2021, by Scott Browning, President of The Enclave at Canyon Lake Community Association, Inc., a Texas non-profit corporation, on its behalf, who stated before me that the foregoing was true and correct to the best of his knowledge and belief.



Brenda L. Grasse
Notary Public, State of Texas

**FOURTH AMENDMENT TO
Declaration of Covenants, Conditions and Restrictions
For The Enclave at Canyon Lake Community Association, Inc.**

Section 5.1 of the Declaration of Covenants, Conditions and Restrictions for The Enclave at Canyon Lake Community Association, Inc. are hereby amended and restated to read in full as follows:

Article 5. Land Use Regulations. Section 1. Residential Purposes Only.

All land included within the property shall be used for "residential purposes" only, either for the construction of private, single-family residences, or as part of the Common Facilities; serving the Owners and residents thereof, as outlined in the Architectural Guidelines and approved in writing by the Architectural Review Committee. Only one private single-family residence may be constructed or otherwise placed upon any one Lot. A private single-family residence may be comprised of several buildings, including, but not limited to, a garage, a pool, house, a gazebo, a guest house and/or any other out-buildings ancillary to the main house, subject to the written approval of the Architectural Review Committee; provided, however, that the main house must be constructed prior to any ancillary buildings. No above ground pools will be allowed. The terms "residential purposes" as used herein shall be held and construed to exclude any business, commercial or industrial use, apartment house, and hospital or clinic uses, and such excluded uses are hereby expressly prohibited. This restriction will not, however, prevent the inclusion of permanent living quarters for domestic servants or to allow domestic servants to be domiciled with an owner or resident. **Short-term rentals are prohibited. Any rental or lease term of a private single-family residence for less than one (1) year, for the purpose of this Declaration, shall be considered a short-term rental. Rentals shall be used solely for private single-family residential use and minimal rental or lease term may not be less than one (1) year.**

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/16/2021 09:30:26 AM
CASHFOUR 2 Page(s)
202106032376



Bobbie Koepp

AFTER RECORDING, PLEASE RETURN THIS INSTRUMENT TO:
The Enclave at Canyon Lake Community Association, Inc.
2345 Loop 337 Suite 200
New Braunfels, Texas 78130
830-481-7072



Comal County TX
Honorable Bobbie Koepp , Comal County Clerk
150 N. Seguin, Suite 101
New Braunfels, TX 78130
(830) 221-1230

Receipt for Services

Cashier CASHFOUR

Batch # 751830

Customer Name THE ENCLAVE AT CANYON LAKE

Date: 06/16/2021 Time: 09:30:26AM

Date	Instrument No	Document Type	Transaction Type	GF Number	Pg/Amt
6/16/2021 9:30:26AM	202106032376	RESTRICT			2
Total:					\$34.00
Fee Total:					\$34.00
CHECK	ENCLAVE	TK			34.00
Payment Total:					\$34.00