

15-ITC-1501048-6TH-KN

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

**FOR TWIN CREEK FARMS, PHASE TWO
WALBURG, WILLIAMSON COUNTY, TEXAS**

This Second Amendment to the Declaration of Covenants, Conditions & Restrictions hereby amends that one certain Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records, Williamson County, Texas, which previously amended, restated and replaced the original Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2001002282 as re-recorded under Document 2001039845, Official Public Records, Williamson County, Texas. HB Twin Creek II, LLC, the declarant under these declarations is hereinafter referred to as the "Declarant".

RECITALS:

A. Whereas, the real property subject to the Declaration of Covenants, Conditions & Restrictions is the development known as Twin Creek Farms Phase Two, as more particularly described in the Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records, Williamson County, Texas, referred to herein as the "Property".

B. Whereas, in accordance with the authority granted to the Declarant under Section VII.G. of the Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records, Williamson County, Texas, Declarant makes the following minor changes or deviations from the terms of the declaration document, which Declarant has determined will not be inconsistent with the general, overall plan for the development of the Property.

AMENDMENTS:

Therefore, it is declared as follows:

1. Section IV.G. of the Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records, Williamson County, Texas is amended to remove the requirement to commence construction of a residence within three years, and is hereby restated and replaced to read:

G. Construction & Unfinished Structures. No house or other structure shall remain unfinished for more than 270 days after the foundation has been started. No building materials shall be stored on the Lot until the Owner is ready to commence construction and possesses Committee approved plans.

2. Section IV.T. of the Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records, Williamson County, Texas is amended to reduce the acreage necessary for keeping horses, and is hereby restated and replaced to read:

- T. **Animals, Household Pets.** No animals, including pigs, hogs, poultry, fowl, wild animals, cows, sheep, goats, or any other type of creature not typically considered to be a domestic household pet within the ordinary meaning and interpretation of such words may be kept, maintained, or cared for on any lot(s); except for horses and common pets. A lot of size of at least two and ninety-hundredths (2.90) acres as originally platted; or contiguous lots joined to provide three (3) or more acres, including the home site, is required to qualify for keeping any horse(s) on such Lot or Lots. Two horses are allowed on a 2.90 acre or larger lot; three to four (3-4) horses on a 4.0 acre or larger lot; more than four (4) horses requires Committee review and approval. No animal(s) shall be allowed to make an unreasonable amount of noise or to become a nuisance. No domestic pets will be allowed to roam freely on property other than the Owners Lot. Pets must be confined or on a leash if not on the owner's lot. No animal(s) may be stabled, maintained, cared for, kept or boarded for hire or remuneration on a lot(s) except in those accommodations specifically provided for such purposes by the Declarant. No kennels or breeding operation shall be allowed. All animals shall be kept within enclosed or fenced areas which must be clean, sanitary, and reasonably free of refuse, insects, and waste at all times. Such enclosed area shall be constructed in accordance with plans approved by the Committee, shall be reasonably designed and constructed to adequately contain such animals in accordance with the provisions hereof. Owners choosing to maintain horses on their Lot or Lots must submit a livestock plan outlining control and provisions for supplemental feed when pasture areas are not sufficient to provide needed feed. Lot Owners must not allow Lots to become overgrazed, Committee reserves the right to revoke the right to maintain horses on any Lots that become overgrazed, denuded of grassy cover, or likely to present erosion problems due to excessive impact from horses.

3. Section VII.F. of the Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records, Williamson County, Texas, entitled Failure to Construct is hereby deleted in its entirety.

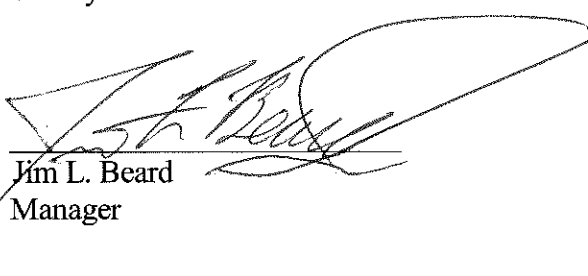
4. **Full Force and Effect.** The terms of the Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records, Williamson County, Texas are hereby modified and amended pursuant to the terms of this Amendment and are hereby conformed to be consistent with the terms and provisions of this Amendment. The Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records, Williamson County, Texas, as hereby amended, shall continue in full force and effect subject to the terms, provisions, and conditions hereof. All other terms, covenants, and conditions of the Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records,

Williamson County, Texas not herein expressly modified are hereby confirmed and ratified and remain in full force and effect.

EXECUTED to be EFFECTIVE the 14 day of April, 2015.

HB TWIN CREEK II, LLC
a Texas limited liability company

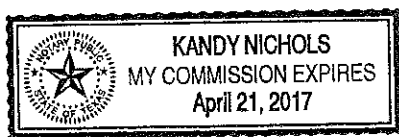
9471 Steep Hollow Rd.
Bryan, Texas 77808
Brazos County

By: 
Name: Jim L. Beard
Its: Manager

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 14 day of April, 2015 by Jim L. Beard, Manager, HB Twin Creek II, LLC, a Texas limited liability company, on behalf of said company.




Notary Public, State of Texas
Commission Expires: _____

2015029123
Electronically Recorded
OFFICIAL PUBLIC RECORDS



Nancy E. Rister, County Clerk
4/14/2015 12:38 PM

Pages: 3 Fee: \$29.00
Williamson County Texas