



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

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

This Fourth 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, which said Amended Declaration of Covenants, Conditions & Restrictions was subsequently amended by the Second Amendment to Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2015029123, Official Public Records, Williamson County, Texas and the Third Amendment to Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2015076202, 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", a portion of which is subject to the Plat of Twin Creek Farms Phase 2, Section 1, according to the map or plat thereof recorded in Cabinet U, Slides 251-253, Plat Records, Williamson County, Texas and a portion of which is subject to the Plat of Twin Creek Farms, Phase 2, Section 2 recorded as Document No. 2015025609, Official Public Records, Williamson County, Texas.

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.E. of the Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records, Williamson

County, Texas (as previously amended by the Third Amendment to Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2015076202, Official Public Records, Williamson County, Texas) is amended to clarify the building setbacks as established for Twin Creek Farms, Phase 2, Section 2 under the subject Plat recorded as Document No. 2015025609, Official Public Records, Williamson County, Texas, and is hereby restated and replaced to read:

E. Building Setbacks.

1. **Conforming Lots:** Front Setback. (The street is considered "front" of a Lot) All Lots must have a minimum of 50 feet at front. The primary dwelling shall be constructed beginning at the front setback, or within an acceptable distance within the setbacks as approved by the Committee.

2. **Rear Setback.** All Lots within Twin Creek Farms Phase 2, Section 1 must have a minimum of 50 feet at back. All Lots within Twin Creek Farms Phase 2, Section 2 must have a minimum of 25 feet at back.

3. **Side Setback.** All Lots within Twin Creek Farms Phase 2, Section 1 must have a minimum of 20 feet at each side. All Lots within Twin Creek Farms Phase 2, Section 2 must have a minimum of 25 feet at each side.

4. **Non-Conforming Lots:** Corner lot numbers – 1, 2, 9, 14, 15, 20, 21, 28, 29, 36, 37, 44, 45, 52, 53, 73, and 74; shall have a front setback of 50 feet as established on the final recorded plat. The secondary "street side" minimum setback is 30 feet as established on the final recorded plat. Lot numbers 5, 6, and 7 shall have a 50 feet perimeter setback and may be designated as Business, Retail, Service, or Commercial use upon approval of Declarant.

2. **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 and the Second Amendment to Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2015029123, Official Public Records, Williamson County, Texas and the Third Amendment to Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2015076202, 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 and the Second Amendment to Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2015029123, Official Public Records, Williamson County, Texas and the Third Amendment to Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2015076202, 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

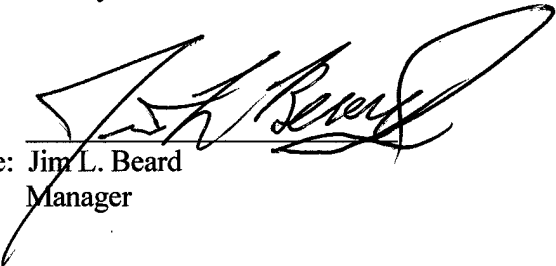


conditions of the Amended Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2012018577, Official Public Records, Williamson County, Texas and the Second Amendment to Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2015029123, Official Public Records, Williamson County, Texas and the Third Amendment to Declaration of Covenants, Conditions & Restrictions recorded as Document No. 2015076202, 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 ____ day of September, 2015.

HB TWIN CREEK II, LLC
a Texas limited liability company

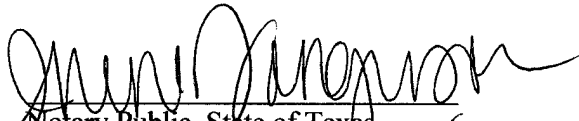
9471 Steep Hollow Rd.
Bryan, Texas 77808
Brazos County

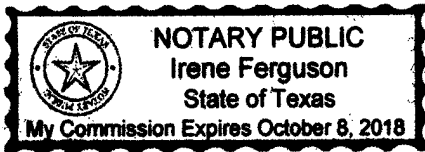
By: 
Name: Jim L. Beard
Its: Manager

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 10th day of September, 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: October 8, 2018



① Wally Wilson
1611 Williams Dr.
Georgetown, TX
78628



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015080230

Nancy E. Rister

Nancy E. Rister, County Clerk

Williamson County, Texas

September 11, 2015 11:48 AM

FEE: \$29.00 BARRICK