

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE MEADOWS AT
CLEARFORK SUBDIVISION, SECTION 1**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MEADOWS AT CLEARFORK SUBDIVISION, SECTION 1 (this "*Amendment*") is made by **Lockhart II Partners, Ltd.**, a Texas limited partnership ("*Declarant*") as follows:

RECITALS:

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for The Meadows at Clearfork Subdivision, Section 1 is filed at Volume 370, Page 387 (and as Document No. 041013) in the Official Public Records of Caldwell County, Texas, (together with any amendments filed of record, the "*Declaration*");

WHEREAS the undersigned, in its capacity as Declarant under the Declaration, currently owns one or more of the residential lots subject to the Declaration and, pursuant to Section 4.03 of the Declaration, retains the authority to unilaterally amend the Declaration; and

WHEREAS In accordance with the foregoing authority, Declarant desires to amend the Declaration as provided herein;

NOW THEREFORE Declarant hereby amends and modifies the Declaration as follows:

1. **Waiver.** Section 5.07(b) is hereby added to the Declaration to read as follows:

"(b) Continental Homes of Texas, L.P., a Texas limited partnership ("*Horton*") is hereby exempt from the payment of all Common Assessments and special Common Assessments. Common Assessments and special Common Assessments shall not begin to accrue or become payable on any Lots owned by Horton until such time as Horton has sold a house constructed by Horton on any Lot to a third party residential purchaser. Additionally, Horton shall be exempt from any transfer fees payable to the Association. Such transfer fees shall not be payable upon Horton's purchase of any Lot from Declarant or Horton's sale of any such Lot to the third party homebuyer purchasing a house constructed by Horton thereon."

Except as expressly amended above, the Declaration remains in full force and effect.

[SIGNATURE AND NOTARY BLOCKS ON FOLLOWING PAGE]

EXECUTED this 25th day of November, 2013.

DECLARANT:

Lockhart II Partners, Ltd.
(a Texas limited partnership)

By: Creedmoor Partners, LLC
(a Texas limited liability company)
Its General Partner

By: [Signature]
Name: DANE BRAUN
Title: VICE PRESIDENT

STATE OF TEXAS

COUNTY OF

HAYS

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This instrument was acknowledged before me, the undersigned authority, this 25th day of November, 2013, by DANE BRAUN, VICE PRESIDENT of Creedmoor Partners, LLC, a Texas limited liability company, general partner of Lockhart II Partners, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

[Signature]
Notary Public – State of Texas



November 25, 2013

Continental Homes of Texas, L.P.
Attn: Daniel Clawson
210 W. Hutchison
San Marcos, Texas 78666

RE: Approval of Building Plans for Meadows at Clearfork

Dear Mr. Daniel Clawson:

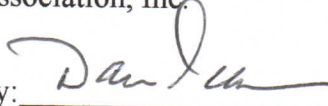
This letter is to inform you that pursuant to Section 3.02 of the Declaration of Covenants, Conditions and Restrictions for The Meadows at Clearfork Subdivision, Section 1 (as amended from time to time, the "*Declaration*") the Architectural Control Committee (the "*ACC*") hereby approves the following building plans submitted for review by Continental Homes of Texas, L.P., a Texas limited partnership ("*Horton*");

32N1416	32N1538
32N1572	32N1610
32N1627	32N1656
32N1657	32N1704
32N1746	32N1856
32N1866	42N2182
42N2432	42N2702

Please contact me if you have questions or comments.

Sincerely,

Architectural Control Committee of
The Meadows at Clearfork Homeowners
Association, Inc.

By: 

Dane Braun
Authorized Signatory