

AFTER RECORDING RETURN TO:

**Adam Pugh
CAGLE PUGH, Ltd., LLP
4301 Westbank Dr., Bldg. A, Ste. 150
Austin, Texas 78746**

**FOURTEENTH AMENDMENT TO STONE
CANYON DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

[A Residential Subdivision in Williamson County, Texas]

STONE CANYON OWNERS ASSOCIATION, INC.**FOURTEENTH AMENDMENT TO DECLARATION OF STONE CANYON
COVENANTS, CONDITIONS AND RESTRICTIONS**

This Fourteenth Amendment to Stone Canyon of Covenants, Conditions and Restrictions (this **"Amendment"**) is made to be effective as of the date it is recorded in the Official Records of Williamson County, Texas, with respect to the following facts:

RECITALS:

A. WHEREAS, The Stone Canyon Declaration of Covenants, Conditions and Restrictions was recorded on May 18, 1995, in Volume 2725, Page 681, Official Records of Williamson County, Texas. The Declaration has been amended by (i) First Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on September 28, 1995 in the Official Records of Williamson County, Texas as Document No. 9543392; (ii) Second .Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on January 19, 1996 in the Official Records of Williamson County, Texas as Document No. 9603075; (iii) Third .Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on February 8, 1996 in the Official Records of Williamson County, Texas as Document No. 9606468; (iv) Fourth .Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on April 17, 1996 in the Official Records of Williamson County, Texas as Document No. 9619373; (v) Fifth Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on November 13, 1996 in the Official Records of Williamson County, Texas as Document No. 9660127; (vi) Sixth Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on July 29, 1997 in the Official Records of Williamson County, Texas as Document No. 9733901; (vii) Seventh Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on July 29, 1997 in the Official Records of Williamson County, Texas as Document No. 9733902; (viii) Eighth Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on December 31, 1997 in the Official Records of Williamson County, Texas as Document No. 9760119; (ix) Ninth Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on June 10, 1998 in the Official Records of Williamson County, Texas as Document No. 9831618; (x) Tenth Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on October 26, 1998 in the Official Records of Williamson County, Texas as Document No. 9862544; (xi) Eleventh Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on December 23, 1998 in the Official Records of Williamson County, Texas as Document No. 9875899; and (xii) Twelfth Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on January 20, 2000 in the Official Records of Williamson County, Texas, as Document No. 2000003767; and (xiii) Thirteenth Amendment to Stone Canyon Declaration of Covenants, Conditions and Restrictions, recorded on February, 24, 2000 in the Official Records of Williamson County, Texas, as Document No. 2000010953 (collectively the **"Declaration"**)

B. WHEREAS, the Declaration establishes Stone Canyon Owners Association, Inc. (the **"Association"**) as a property owners' association and makes the owners of any Lot within the Property mandatory members of such property owners' association.

C. WHEREAS, members of the Association desire to amend the terms and provisions of the Declaration.

D. WHEREAS, Section 209.0041 of the Texas Property Code provides that a declaration may be amended by a vote of sixty-seven percent (67%) of the total votes allocated to members a property owners' association entitled to vote on an amendment to the declaration and that such provision supersedes any contrary requirement in a dedicatory instrument.

E. WHEREAS, as evidenced by the attached certificate of adoption, members of the Association representing at least sixty-seven percent (67%) of the total votes allocated to members entitled to vote on an amendment to the Declaration approved this Amendment to the Declaration for Stone Canyon Owners Association, Inc. at a meeting of the Association's membership conducted on the 21 day of April, 2022.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Article 3: General Restrictions Applicable to All of the Property. The following Section 3.9 of the Declaration is hereby deleted in its entirety and amended as follows:

3.9 Roofing Materials. Prior to the contracting for or the installation of any roof, the Owner of the residence to which the roof will be installed shall submit plans and specifications to the ACC for consideration. Such plans and specifications shall conform to the requirements as indicated in the ACC Guidelines.

2. Article 4: Restrictions Applicable to Tract 1 Only. The following Section 4.5 of the Declaration is hereby amended as follows:

4.5 Roofing Materials and Pitch. Prior to the contracting for or the installation of any roof, the Owner of the residence to which the roof will be installed shall submit plans and specifications to the ACC for consideration. Such plans and specifications shall conform to the requirements as indicated in the ACC Guidelines.

3. Article 8: Architectural Control Committee. The following Section 8.5 of the Declaration is hereby amended to include the following:

8.5(a) Adoption of Rules - Preapproval. The Architectural Control Committee has the sole authority to determine which Improvements are to be considered "Preapproved". The Architectural Control Committee shall promulgate a list of all Preapproved Improvements. Preapproved Improvements shall not be required to be submitted to the Architectural Control Committee. All other Improvements that are not Preapproved shall be submitted to the Architectural Control Committee for consideration.

4. Article 3: General Restrictions Applicable to All of the Property. The following Section 3.19(f) of the Declaration is hereby amended to the following:

3.19(f) The land use listed below shall be landscaped with following number of hardwood shade trees. The hardwood shade trees shall be no smaller in size than 3” caliper measured three thee (3’) above grade.

Land Use

Single Family

Required Number of Trees

One per front yard within 20’ of Street R.O.W. (two for corner lots; one on the front and one on the side)

All land users shall be required to landscape front yards, side yards, and adjacent to building foundations. Trees, shrubs, ground covers, seasonal color and sodded grass shall be sued in these areas to achieve the landscape intent for the land use according to the approved plans.

- 5. **Miscellaneous:** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this instrument, all other terms and provisions of the Declaration remain in full force and effect as written and are hereby ratified and confirmed.
- 6. **Effective Date:** This Amendment to the Declaration for Stone Canyon Owners Association, Inc. shall be effective upon its recording in the Official Public Records of Williamson County, Texas.

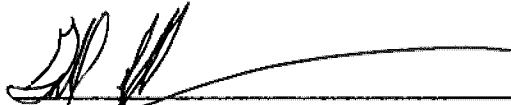
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[SIGNATURE PAGE TO FOLLOW]

CERTIFICATE OF ADOPTION

The undersigned President and Secretary of Stone Canyon Owners Association, Inc. (the "Association") hereby certifies that this Fourteenth Amendment to the Declaration of Covenants Conditions and Restrictions was approved by members of the Association representing at least sixty-seven percent (67%) of the total votes allocated to members entitled to vote on such amendment, at a meeting of the Association's members conducted on the 21st day of April, 2022.

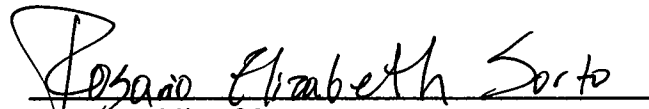
**STONE CANYON OWNERS ASSOCIATION,
INC.**



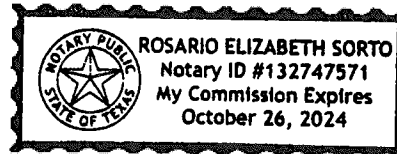
Gabe Nighswander, President

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me this 22nd day of September, 2022 by Gabe Nighswander, President of Stone Canyon Owners Association, Inc.



Notary Public of Texas



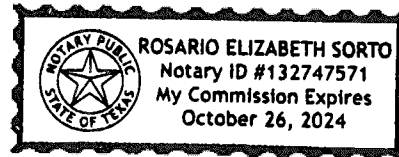
**STONE CANYON OWNERS ASSOCIATION,
INC.**

Teresa Stearns
Teresa Stearns, Secretary

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me this 02nd day of September, 2022 by Teresa Stearns, Secretary of Stone Canyon Owners Association, Inc.

Rosario Elizabeth Sorto
Notary Public of Texas



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022122172

Pages: 7 Fee: \$46.00

10/27/2022 11:21 AM

DLAM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas