SECOND AMENDMENT

to

MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TESORO

THE STATE OF TEXAS

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COUNTY OF WILLIAMSON §

WHEREAS, TribarLP6, a Texas limited partnership, as Declarant, caused the "Master Declaration of Covenants, Conditions, and Restrictions Tesoro" ("Master Declaration") to be recorded under Clerk's File No. 2018034948 in the Official Public Records of Real Property of Williamson County, Texas, which Master Declaration imposes various covenants, conditions, restrictions, easements, liens and charges on the Property (as defined in the Master Declaration); and

WHEREAS, the Master Declaration was corrected by instrument entitled "Correction Affidavit as to Master Declaration of Covenants, Conditions and Restrictions" recorded under Clerk's File No. 2021087304 in the Official Public Records of Real Property of Williamson County, Texas; and

WHEREAS, the Master Declaration was amended by instrument entitled "First Amendment to Master Declaration of Covenants, Conditions, and Restrictions Tesoro" recorded under Clerk's File No. 2021093921 in the Official Public Records of Real Property of Williamson County, Texas; and

WHEREAS, Article XI, Section 11.2, of the Master Declaration, entitled "Amendment/Extinguishment" provides the Master Declaration may be amended by an instrument executed by the President and Secretary of Tesoro Subdivision Liberty Hill Property Owners Association (the "Association") certifying that such amendment has been approved by Owners entitled to cast at least ninety percent (90%) of the number of votes entitled to be cast pursuant to Section 7.3 hereof for the first twenty (20) years from the date hereof, and by seventy-five percent (75%) of said Owners thereafter; and

WHEREAS, Section 209.0041(h) of the Texas Property Code provides that a declaration may be amended only by a vote of sixty-seven percent (67%) of the total votes allocated to property owners entitled to vote on the amendment of the declaration, unless the declaration contains a lower percentage, in which event the percentage in the declaration controls; and

WHEREAS, the Master Declaration provides for amendment by the approval of a higher percentage of owners than the percentage set forth in Section 209.0041 of the Texas Property Code; therefore, Section 209.0041 controls with respect to the percentage of votes necessary to effect an amendment to the Master Declaration; and

WHEREAS, Owners subject to the Master Declaration representing not less than sixty-seven percent (67%) of the total votes entitled to be cast under the Master Declaration desire to

amend the Master Declaration.

NOW, THEREFORE, the following provisions of the Master Declaration are amended as set forth below:

Article I, Section 1.20, of the Master Declaration, entitled "Master Articles", is amended and restated to read as follows:

1.20 <u>Master Articles</u>. "Master Articles" means the Articles of Incorporation of Tesoro Subdivision Liberty Hill Property Owners Association, which are filed in the office of the Secretary of State of Texas, as the same are from time to time amended.

Article I, Section 1.21, of the Master Declaration, entitled "Master Association", is amended and restated to read as follows:

1.21 <u>Master Association</u>. "Master Association" means and refers to Tesoro Subdivision Liberty Hill Property Owners Association, a Texas non-profit corporation created pursuant to the Master Declaration and the Master Articles.

Article III, Section 3.6, of the Master Declaration, entitled "Animals – Household Pets", is amended and restated to read as follows:

3.6 Animals – Household Pets. No animals, including pigs, pot-bellied pigs, hogs, swine, poultry, fowl, emus, ostriches, wild or dangerous animals, horses, cattle, sheep, goats, or any type of animal not 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. No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance. No animal may be stabled, maintained, kept, cared for, or boarded for hire or remuneration on the Property, and no kennels or breeding operation will be allowed.

The Board has the authority to determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular animal is a generally recognized house or yard pet, a dangerous animal, or a nuisance, and the Board's determination will be conclusive and binding on all parties.

Except as amended herein, all provisions in the Master Declaration, as amended previously, remain in full force and effect. Capitalized terms used herein have the same meanings as ascribed to them in the Master Declaration, unless otherwise indicated.

IN WITNESS WHEREOF, the President and Secretary of Tesoro Subdivision Liberty Hill Property Owners Association hereby executes this instrument to certify that Owners representing not less than sixty-seven percent (67%) of the votes entitled to be cast under the Master Declaration have approved the amendment set forth in this instrument in accordance with Section 209.0041(h) of the Code. A copy of the ballots evidencing such approval is attached to the Amendment as **Exhibit "A"**. This Amendment will be effective upon recording in the Official Public Records of Real Property of Williamson County, Texas.

TESORO SUBDIVISION LIBERTY HILL PROPERTY OWNERS ASSOCIATION	
By: As President of the Association	By: As Secretary of the Association
Name Printed: Matthw Temm	Name Printed: Brian A. Barnes
THE STATE OF TEXAS \$ COUNTY OF WILLIAMSON \$	
as President of Tesoro Subdivision Libert	ned notary public, on this 30th day of ersonally appeared MAHALW TO AMMULE. By Hill Property Owners Association, known to me to be the foregoing instrument, and acknowledged to me that and in the capacity therein expressed. Notary Public in and for the State of Texas
THE STATE OF TEXAS § COUNTY OF WILLIAMS §	STEPHANIE R. WEBSTER My Notary ID # 125727864 Expires August 4, 2026
as Secretary of Tesoro Subdivision Libert	ned notary public, on this day of ersonally appeared By (A Barras) y Hill Property Owners Association, known to me to be the foregoing instrument, and acknowledged to me that and in the capacity therein expressed. Notary Public in and for the State of Texas

RECEIVED DEC 1 6 2024

CONSENT VOTE ON SECOND AMENDMENT *** MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TESORO

I/we the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the "Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions Tesoro" ("Second Amendment to Master Declaration") as follows:		
OWNER(S) OF PROPERTY		
The Total		
Signature Type Taylor	12-10-2024	
Printed Name of Owner	Date	
Signature		
Jennifer Carter Printed Name of Owner	12-10-2024 Date	
PROPERTY ADDRESS IN TESORO:		
105 DIAMANTES DR. LIBERT Street Address	Y HILL , TX 78642	
Should this amendment pass, this Consent will Property Records with the amendment,	be recorded in the Williamson County Real	

Consent for Second Amendment to Master Declaration for Tesoro

to.

1 2(42)	
I/we the undersigned, as representative(s) of all of the owners of the property listed below, do hereby east our vote on the "Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions Tesoro" ("Second Amendment to Master Declaration") as follows:	
Por Second Amendment to Master Declaration	☐ Against Second Amendment to Master Declaration
OWNER(S) OF PROPERTY	
Albune (
Andrea Burney Printed Name of Owner	12/4/24 Date
Cubumll Signature	
Mad Burne II Printed Name of Owner	12/4/24 Date
Property Address in Tesoro:	
109 Diamantes Dr. Libert Street Address	y Hill, TX 78642
Should this amendment pass, this Consent will Property Records with the amendment.	be recorded in the Williamson County Real
Consent for Second Amendment to Muster Declaration for To	esòro Frige of

I/we the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the "Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions Tesoro" ("Second Amendment to Master Declaration") as follows:	
OWNER(S) OF PROPERTY	•
Signature RANGE ALLEN	
RANDY ALLEN, TRUSTEE of the RANDY CANDINGSA D. ALLEN TRUST deted 6/30/06 Printed Name of Owner	12/01/2024 Date
Signature	
Printed Name of Owner	Date
PROPERTY ADDRESS IN TESORO:	
108 ESPANOLA COVE, LIBERTY HILL, TX 7. Street Address	<u>8642</u> _
Should this amendment pass, this Consent we Property Records with the amendment.	vill be recorded in the Williamson County Rea
Consent for Second Amendment to Master Declaration	for Tesoro Page:of

I/we the undersigned, as representative(s) of all of the owners of the property listed below do hereby cast our vote on the "Second Amendment to Master Declaration of Covenants Conditions, and Restrictions Tesoro" ("Second Amendment to Master Declaration") as follows:	
Owner(s) of Proferry	-
Sternature	
Printed Name of Owner	11/20/24 Date
Signature	
Printed Name of Owner	Date
PROPERTY ADDRESS IN TESORO:	,\$
//2885 FM //74 Lot 3	304 Britann, TX 78605
Should this amendment pass, this Consent will Property Records with the amendment.	I be recorded in the Williamson County Real
Consent for Second Amendment to Master Declaration for	Yesoro Page of

CONSENT VOTE ON SECOND AMENDMENT to MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TESORO

For		mendment to Master Declaration") as follows:
	Second Amendment to Master Declaration	Declaration Declaration
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OWNER(S)	P P ROPERTY	
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Signature	OVIV	
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Printed Nam	e of Owner	Date
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	emma Drive	<u>-i-</u>
treet Address	;	
hould this a	mendment pass, this Consent will	be recorded in the Williamson County Real
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I/we the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the "Second Amendment to Master Declaration of Covenants. Conditions, and Restrictions Tesoro" ["Second Amendment to Master Declaration"] as follows:	
M Fox Second Amendment to Master Declaration	☐ Against Second Amendment to Master Declaration
OWNER(S) OF PROPERTY	
RibeMWaLC	
Ruben WEAVER Printed Name of Owner	12:2-2024 Date
- Malukur-	
RomeLin WEAKER Printed Name of Owner	12 01 261 / Date
PROPERTY ADDRESS IN TESORO:	
504 (JEMMA DR. Street Address	

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I/we the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the "Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions Tesoro" ("Second Amendment to Master Declaration") as follows:		
For Second Amendment to Master Declaration	☐ Against Second Amendment to Master Declaration	
OWNER(S) OF PROPERTY		
Signature		
Printed Name of Owner	2 - 10 - 2 5 Date	
DIT Vamma Thomas Signature		
Vanessa Thomas Printed Name of Owner	2-10-25 Date	
PROPERTY ADDRESS IN		
TESORO: 100 Joya Drive Street Address	_	
Should this amendment pass, this Consent will I Property Records with the amendment.	oe recorded in the Williamson County Real	
Consent for Second Amendment to Master Declaration for Te	soro Page of	

CONSENT VOTE ON SECOND AMENDMENT to MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TESORO

For Second Amendment to Master Declaration	☐ Against Second Amendment to Master Declaration
OWNER(S) OF PROPERTY	
Del M. Cec	of the second se
Obra M. Carvalho Printed Name of Owner	11)22/2024 Date
Gignature	
Printed Name of Owner	Date
PROPERTY ADDRESS IN TESORO:	
05 Joya Drive treet Address	
hould this amendment pass, this Consent will roperty Records with the amendment.	be recorded in the Williamson County Real

L/we the undersoperal as representatively	OF ASSESTING ST
Conditions and Restrictions Jewers (Second A) For Second Amendment to Master Declaration	mendment to Master Declaration of Constants, mendment to Master Declaration) as follows: [] Against Second Amendment to Master The landing
CHARRISTON PROTEINS	
Signature (Ary Hutchens Printed Name of Owner	1630 TH
Signature Lutokovs	
Printed Name of Owner	
PROPERTY ADDRESS IN TESORO:	
JOS JOYH DITU Street Address	
hould this amendment pass, this Consent will be perty Records with the amendment.	be recorded in the Williamson County Real
sent for Second Amendment to Master Declaration for Te	soro Pay of

MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TESORO

I/we the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the "Second Amendment to Master Declaration of Covenants," Conditions, and Restrictions Tesoro" ("Second Amendment to Master Declaration") as follows:

- For Second Amendment to Master Declaration:
- ☐ Against Second Amendment to Master Declaration

Printed Name of Owner

PROPERTY ADDRESS IN

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Street Addres

Should this amendment pass, this Consent will be recorded in the Williamson County Real Property Records with the amendment,

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CONSENT VOTE ON SECOND AMENDMENT

to

MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TESORO

TESORO		
I/we the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the "Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions Tesoro" ("Second Amendment to Master Declaration") as follows:		
For Second Amendment to Master Declaration	☐ Against Second Amendment to Master Declaration	
OWNER(S) OF PROPERTY		
Signature Robert N. Moore Printed Name of Owner Cathy Moore Signature	12-1-24 Date	
Cathy Maore Printed Name of Owner	$\frac{12-1-24}{Date}$	
PROPERTY ADDRESS IN TESORO:		
209 Jaya Dr. Liberry Street Address	Hill	
Should this amendment pass, this Consent will be	recorded in the Williamson County Real	

Property Records with the amendment.

CONSENT VOTE ON SECOND AMENDMENT to MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TESORO

I/we the undersigned, as representative(s) of all of the owners of the property listed below, do hereby cast our vote on the "Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions Tesoro" ("Second Amendment to Master Declaration") as follows:	
OWNER(S) OF PROPERTY	
Stuart Stubbs	
Signature Stuart Stubbs	11/20/2024
Printed Name of Owner	Date
Signed by: BBSSF0C45872435	
Signature	
Amy Stubbs	11/20/2024
Printed Name of Owner	Date
PROPERTY ADDRESS IN TESORO:	
227 Joya Drive	
Street Address	
Should this amendment pass, this Consent will Property Records with the amendment.	be recorded in the Williamson County Real
Consent for Second Amendment to Master Declaration for T	esoro Page of

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For Second Amendment to Master Declaration	Against Second Amendment to Maste Declaration
Owner(s) of Property	•
Signature Sunda	
Russell Buindy	11/21/2024
rinted Name of Owner	Date
ignature	
rinted Name of Owner	Date
ROPERTY ADDRESS IN	_p .
ESORO:	
99 Joya Dr.	_
reet Address	

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CONSENT VOTE ON SECOND AMENDMENT

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Declaration OWNER(S) OF PROPERTY	ster Declaration of Covenants,
OWNER(S) OF PROPERTY	
OWNER(S) OF PROPERTY Signature	
Signature Signature	
	•
Nathan Rauch 11/26/	² 2024
Printed Name of Owner	Date
Signature	
Michele Rauch 11/26/	2024 [.]
Printed Name of Owner	Date
PROPERTY ADDRESS IN TESORO:	
312 Joya Dr Liberty Hill, TX 78642	
Street Address	

CONSENT VOTE ON SECOND AMENDMENT to MASTER DECLARATION OF COVENANTS CONDITIONS AND

1ESO.	,
I/we the undersigned, as representative(s) do hereby cast our vote on the "Second Amer Conditions, and Restrictions Tesoro" ("Second Am	
For Second Amendment to Master Declaration	☐ Against Second Amendment to Master Declaration
OWNER(S) OF PROPERTY	
Signature Supplies	
Kfisten Turk	11/20/24
Printed Name of Owner	Date
Bruster July- Signature	
Printed Name of Owner	Date
PROPERTY ADDRESS IN TESORO:	
316 Joya Drive Liberty Hill, TX 78642 Street Address	-
Should this amendment pass, this Consent will I Property Records with the amendment.	be recorded in the Williamson County Real
Consent for Second Amendment to Master Declaration for Tes	soro Page of

CONSENT VOTE ON SECOND AMENDMENT to MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TESORO

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I/we the undersigned, as representative(s do hereby cast our vote on the "Second Am Conditions, and Restrictions Tesoro" ("Second A	of all of the owners of the property listed below, endment to Master Declaration of Covenants, mendment to Master Declaration") as follows:
For Second Amendment to Master Declaration	Against Second Amendment to Master Declaration
OWNER(S) OF PROPERTY	
Signature Signature	
Brett Dickinson	11/21/24
Printed Name of Owner	Date
Signature	
Printed Name of Owner	Date
PROPERTY ADDRESS IN TESORO:	
328 Joya Dr., Liberty Hill, TX 78642 Street Address	
Should this amendment pass, this Consent will Property Records with the amendment.	be recorded in the Williamson County Real
Consent for Second Amendment to Master Declaration for T	esoro Page of

CONSENT VOTE ON SECOND AMENDMENT fo MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TESORO

TESORO
ive(s) of all of the owners of the property listed below, Amendment to Mäster Declaration of Covenants, nd Amendment to Master Declaration") as follows:
Against Second Amendment to Master Declaration
11-27-24 Date
11/27/2024 Date
Date

Consent for Second Amendment to Master Declaration for Tesoro

MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TESORO

Tago	I/we the	undersign	ed, as represen	lative(s) of al	l of the course	4	erty listed below,
do b	ereby cast	our vote	on the "Seco	nd Amende		ra or me buob	erty listed below, n of Covenants,
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PROPERTY ADDRESS IN TESORO:

Smald this amendment pass, this Consent will be recorded in the Williamson County Re-Papier / Reservice with the amendment

S For Second Amendment to Master Declaration	Against Second Amendment to Master Declaration
NEK(S) OF PROPERTY	•
his Moutet	·
ffrey J. Verditte ed Name of Owner	11/20/2024 Date
war Vendetti	
d Name of Owner	11/20/2024 Date
ERTY ADDRESS IN	
TEAMMELL WAY Address	<del>-</del>
d this amendment pass, this Consent will ty Records with the amendment.	be recorded in the Williamson County Real

### ELECTRONICALLY RECORDED OFFICIAL PUBLIC RECORDS 2025019533

Pages: 23 Fee: \$125.00 03/18/2025 08:55 AM MBARRICK

Nancy E. Riter

Nancy E. Rister, County Clerk Williamson County, Texas