

SCANNED

AMENDMENT TO
CERTIFICATE OF ANNEXATION
TO
DECLARATION OF COVENANTS, CONDITIONS
EASEMENTS AND RESTRICTIONS
FOR
SENDERO RANCH
(UNIT 4)

97- 0170615

This Amendment shall replace the Certificate of Annexation recorded in Volume 7248 at Pages 1208-1210 of the Official Public Records of Real Property of Bexar County, Texas.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

WHEREAS, by Declaration of Covenants, Conditions, Easements and Restrictions (the "Declaration") for SENDERO RANCH (the "Subdivision"), dated October 25, 1994 and recorded in Volume 6241, Pages 897-918 of the Real Property Records of Bexar County, Texas, SENDERO RANCH DEVELOPMENT, LTD. (the "Declarant") subjected 78.88 acres (out of a 618.12 acre tract of land owned by Declarant and located in Bexar County) to the covenants, conditions, easements and restrictions described in the Declaration, such 78.88 acre tract having been platted of record in Volume 9530, Pages 39-41 of the Map and Plat Records of Bexar County as SENDERO RANCH, UNIT 1, A PLANNED UNIT DEVELOPMENT; and

WHEREAS, Section 2(a) of Article III of the Declaration specifically provides that the Developer has the right to annex to the Subdivision additional lands which are located adjacent to or within the vicinity of the above described 618.12 acre tract and thereby bring these additional lands within the purview of the Declaration; and

WHEREAS, the Developer now desires to annex to the Subdivision a 94.54 acre tract of land located in Bexar County, Texas, which has been platted of record as SENDERO RANCH, UNIT 4, A PLANNED UNIT DEVELOPMENT in Volume 9538, at Page 146 of the Map and Plat Records of Bexar County, Texas.

NOW, THEREFORE, SENDERO RANCH DEVELOPMENT, LTD. declares that as of this day said 94.54 acre tract (the "Tract") is annexed within and to Sendero Ranch and shall be held, sold and conveyed subject to all of the easements, restrictions, covenants, terms and conditions which are set forth in the Declaration, and all recorded amendments thereto, specifically including, but not limited to, the Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions; subject, however, to the following modifications:

- (1) Notwithstanding the provision in Section 6 of Article VIII on page 14 of the Declaration, no residence constructed on the Tract shall contain less than two thousand seven hundred (2,700) contiguous square feet of living area, unless otherwise approved in writing by the Master Design Committee. Such minimum area requirement shall be exclusive of open or screened porches, terraces, patios, driveways, carports and garages.
- (2) Notwithstanding the provision in Section 8 of Article VIII on page 14 of the Declaration, the Owner of Lot 144 in Unit 4, shall be permitted to replat and subdivide Lot 144 into two Lots (as that term is defined in the Declaration) provided that no resulting Lot contains less than 3.00 acres and that the replatting and subdivision is done in a manner consistent with the remainder of the Sendero Ranch Planned Unit Development and with the advice and approval of the Master Design Committee, of Declarant and of Declarant's engineers.
- (3) If the replatting described in the immediately preceding paragraph is recorded in the Bexar County Plat Records, then at that time Lot 144 shall be deemed to be two

Any property taken from a vehicle or other conveyance shall be recorded
and property tax shall be paid to the appropriate authority under Federal law
STATE OF TEXAS, COUNTY OF BEKAR
I hereby certify that this instrument was FILED in the Public Records on
the date and at the place indicated herein by me and was duly RECORDED in
the Central Public Record of Real Property of Bexar County, Texas.

DEC - 8 1997



Jimmy R. Ruff
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICHKOFF, COUNTY CLERK

On Dec 03 1997
At 10:07am

Receipt #: 85056
Recordings: 7.00
Doc/Hgt: 6.00

Doc/Min: 97-0170615
Deputy - Deborah Grainer

RECORDERS REMINDER

At time of recording this instrument was found to be
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