

**AMENDED DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
COUNTRY CLUB ESTATES**

THE STATE OF TEXAS

COUNTY OF GUADALUPE

KNOWN TO ALL MEN BY THESE PRESENTS:

THAT this Amended Declaration Of Covenants, Conditions, And Restrictions For Country Club Estates (hereinafter referred to as the "*Amended Declaration*") is made on the date hereinafter set forth by Seguin Country Club Estates, L.L.C., (hereinafter referred to as "*Declarant*").

WITNESSETH:

WHEREAS, Declarant is the owner of that certain real property known as Country Club Estates, a subdivision in Guadalupe County, Texas, according to the map or plat (hereinafter referred to as "*Subdivision Plat*") thereof recorded in Volume 5, Pages 268 A & B and 269 A & B of the Map & Plat Records of Guadalupe County, Texas; and

WHEREAS, Declarant has executed and caused to be filed with the County Clerk of Guadalupe County, a Declaration Of Covenants, Conditions, And Restrictions For Country Club Estates (hereinafter referred to as the "Declaration"), same being recorded in Volume 1176, Page 062 of the Official Records of Guadalupe County, Texas;

WHEREAS, it is deemed to be in the best interests of Declarant and any other person who may purchase Lots (as defined below) in Country Club Estates, that the Declaration be amended as set forth in this Amended Declaration.

NOW, THEREFORE, Declarant hereby declares that all of the Lots (as defined below) in Country Club Estates, shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of said real property. These easements, covenants, restrictions, and conditions shall run with said real property and be binding upon all parties having or acquiring any right, title or interest in a Lot, as hereinafter defined, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. ARTICLE IV entitled USE RESTRICTIONS, Section H, is amended to read as follows:

**II. Storage of Vehicles.** No portion of the streets or Common Area shall, without the express written permission of the Association, be used for the storage of boats, trailers, campers, unused or inoperable automobiles, or any items which the Board of Directors of the Association deems unsightly or inappropriate. Trucks over 1-ton or two axles, unused or inoperable automobiles and other machinery consistent with the use of the premises as a residence may be kept on Lots, provided they are kept or stored within a garage or such other place as may be completely out of view from the Common Area or any street or adjacent Lot. Boats, trailers, campers, and recreational vehicles, may be kept on Lots, provided they are kept or stored within the back yard of the Lot and provided said back yard is fenced with a privacy fence. No Owner

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of any Lot in the Subdivision or any visitor or guest of any Owner shall be permitted to perform work on any vehicle in any driveway or street other than for work of a temporary nature. For the purpose of the foregoing term, "temporary" shall mean that the vehicle shall not remain in a driveway or street in excess of forty-eight (48) hours. Garage doors shall be closed at all times, except for immediate entry or exit.


2. All other easements, restrictions, covenants, and conditions and other items described in the Declaration shall remain in full force and effect as stated therein and are incorporated herein by reference for all purposes as if fully set forth at length.

3. The undersigned representative of Declarant has the requisite authority to executed this Amended Declaration. A copy of the resolution of Declarant authorizing said execution is attached as Exhibit "A" hereto and incorporated herein for all purposes as if set forth at length.

IN WITNESS WHEREOF, this Amended Declaration of Covenants, Conditions, and Restrictions is executed on this 10 day of January, 1996.

SEGUIN COUNTRY CLUB ESTATES, L.L.C.

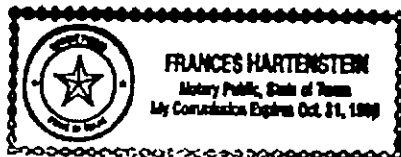
BY:


  
L.R. Elsik, Vice President

ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 10 day of January, 1996, by L.R. Elsik, Vice President of Seguin Country Club Estates, L.L.C., a Texas limited liability company on behalf of said limited liability company.



  
NOTARY PUBLIC,  
STATE OF TEXAS

After recording, please return to:  
Moore & Pape, L.L.P.  
434 N. Travis  
Seguin, Texas 78155-4934