

**FIRST AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HANNAH HEIGHTS**

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

That the Declaration of Covenants, Conditions and Restrictions for Hannah Heights, recorded at Document Number 202099021206, Official Public Records of Real Property of Guadalupe County, Texas (hereinafter the "Declaration"), is hereby amended as follows:

I.

Article III of the Declaration is hereby amended to read as follows:

Section 3.18 Walls and Fences. All lots shall have privacy fencing of six (6) feet in height. Fencing of the front yards is not permissible. A fence may not be located closer than ten (10) feet from the front of the residence. Fences located along the rear of the lot contiguous to FM 20 and fences facing an existing or proposed street or other right-of-way, including the side yard return to the residence, must have slats facing the street or public right-of-way, with 2"x 6" caps and with a 1"x 4" stringer. All wooden privacy fences must be constructed using cedar fencing material and stained the community uniform color of "*PPG Oxfor Brown, 713*" or other similar color from another manufactured approved by the ARC.

Fences and walls erected by the Declarant shall become the property of the Owner of the Lot on which the same are erected and, as such, shall be maintained and repaired by such Owner, the exception being the fences, columns, and masonry on common lots.

Owners shall maintain, repair, and/or replace all walls and fences located on their Lot(s). Replacement walls and fences shall be of a material and design approved by the ACC or as originally constructed (if a fence existed at the time of transfer from a Builder to the Owner). The maintenance, repair and reconstruction of any portion of a fence and/or wall which lies between Lots shall be the joint responsibility of the Owners on whose property the fence lies between. The Association has the right, but not the obligation, to maintain, repair and/or replace fences and walls located within the Subdivision.

The Association is authorized to use the Self-Help Remedy to remedy a violation of this section.

The foregoing is being adopted by Declarant (as defined in the Declaration), acting alone, as authorized by Article VIII, Section 8.3.a. of the Declaration.

EXECUTED this 6 day of April, 2021.

HK HANNAH HEIGHTS, LLC,
a Texas limited liability company

By: [Signature]
Harry Hausman, Its Manager

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COUNTY OF BEXAR §

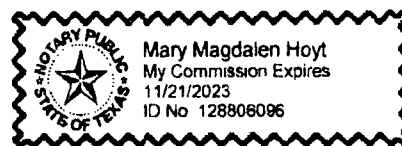
Before me, the undersigned notary public, on this day personally appeared Harry Hausman, acting on behalf of HK Hannah Heights, LLC, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 6 day of April, 2021.

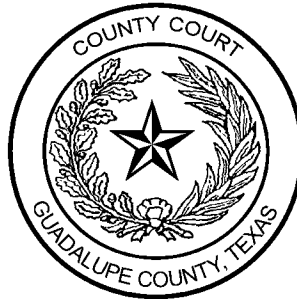
Mary Magdalen Hoyt
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
6243 IH-10 West, Suite 700
San Antonio, TX 78201



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This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

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I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
04/06/2021 11:52:32 AM PAGES: 3 JEANNE
TERESA KIEL, COUNTY CLERK



Teresa Kiel