

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Mar 30, 2021 02:52 PM Fee: \$34.00

2021068782

Electronically Recorded

AFTER RECORDING RETURN TO:



ROBERT D. BURTON
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM



**FIRST AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS**

NORTHRIDGE PARK II

TRAVIS COUNTY, TEXAS

Declarant: KB HOME Lone Star Inc., a Texas corporation

Cross Reference to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Northridge Park II, recorded under Document No. 2019018918, in the Official Public Records of Travis County, Texas.

FIRST AMENDMENT TO
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
NORTHRIDGE PARK II

This First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Northridge Park II (the "Amendment") is made by **KB HOME Lone Star Inc.**, a Texas corporation ("Declarant"), and is as follows:

RECITALS:

A. Declarant previously recorded that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Northridge Park II, recorded as Document No. 2019018918, in the Official Public Records of Travis County, Texas (the "Declaration").

B. Pursuant to *Section 9.3* of the Declaration, the Declaration may be amended by the Declarant acting alone.

C. Declarant now desires to amend the Declaration as set forth hereinbelow.

NOW THEREFORE, Declarant hereby amends and modifies the Declaration as follows:

1. Limited or Restricted Driveway Parking. *Section 2.37* of the Declaration is hereby deleted in its entirety and is replaced with the following:

2.37 Limited or Restricted Driveway Parking. The Association reserves the right to adopt parking rules and regulations within the Property and on any street adjacent thereto. As a result of the required design of the project, driveways constructed on a Lot may not be able to accommodate the parking of vehicles. No vehicle may be parked on a driveway constructed on a Lot if the vehicle, when parked, would obstruct or otherwise block ingress and egress to and from sidewalks adjacent to the driveway, i.e., no portion of the vehicle may extend over a line extended from the rear of one sidewalk adjacent to the driveway to the rear of the other sidewalk adjacent to the driveway. This provision will not apply to Declarant or its designee during the Development Period.

2. Miscellaneous. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

DECLARANT:

KB HOME Lone Star Inc.,
a Texas corporation

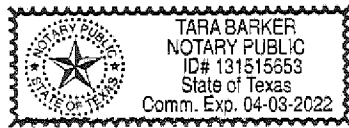
By: Shawn A. Kirkpatrick
Printed Name: Shawn A Kirkpatrick
Title: Director of Public Affairs

THE STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me this 25th day of March 2021 by Shawn A Kirkpatrick, Director of Public Affairs of KB HOME Lone Star Inc., a Texas corporation, on behalf of said corporation.

(SEAL)



Tara Barker
Notary Public Signature