



After Recording Return To:
Robert D. Burton
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Austin, Texas 78701
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**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

FOUNDERS RIDGE

HAYS COUNTY, TEXAS

Declarant: TAYLOR MORRISON OF TEXAS INC., a Texas corporation

Cross-reference to Declaration of Covenants, Conditions and Restrictions for Founders Ridge, recorded under Document No. 2016-16001751, Official Public Records of Hays County, Texas, as amended.

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

FOUNDERS RIDGE

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Founders Ridge (this "**Amendment**") is made by **TAYLOR MORRISON OF TEXAS INC.**, a Texas corporation (the "**Declarant**"), and is as follows:

R E C I T A L S:

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Founders Ridge, recorded under Document No. 2016-16001751, Official Public Records of Hays County, Texas (the "**Declaration**").

B. Pursuant to *Section 10.03* of the Declaration, the Declaration may be amended by Declarant acting alone and unilaterally.

C. This Amendment is promulgated for the purposes of clarifying an ambiguity in *Section 11.04* of the Declaration. *Section 11.04* applies to both subdivision entry facilities and fencing, as set forth hereinbelow.

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

1. **Subdivision Entry and Fencing Easement.** *Section 11.04* of the Declaration is hereby deleted in its entirety and replaced as follows:

11.04 Subdivision Entry and Fencing Easement. Declarant reserves for itself and the Association, an easement over and across the Property for the installation, maintenance, repair or replacement of certain subdivision entry facilities, walls and/or fencing which serves the Property. Declarant will have the right, from time to time, to Record a written notice which identifies the subdivision entry facilities and/or walls and fencing to which the easement reserved hereunder applies. Declarant may designate all or any portion of the subdivision entry facilities and/or walls and fencing as Common Area by Recorded written notice. The exercise of the easements reserved hereunder will not extend to permitting entry into any residence, nor will it unreasonably interfere with the use of any Lot or residence or Improvement constructed thereon.

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:

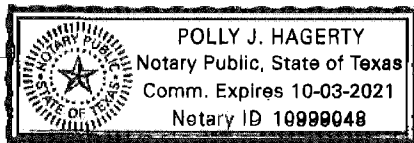
TAYLOR MORRISON OF TEXAS, INC.,
a Texas corporation

By: Michael Slack
Name: Michael Slack
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me this 8th day of January, 2018,
by MICHAEL SLACK, VICE PRESIDENT of Taylor Morrison of Texas, Inc.,
a Texas corporation, on behalf of said corporation.

(SEAL)



Polly J. Hagerty
Notary Public Signature

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FOUNDERS RIDGE
FIRST AMENDMENT TO
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