



AFTER RECORDING RETURN TO:

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BRIDGES OF BEAR CREEK

AMENDMENT TO

DEVELOPMENT AREA DECLARATION

Travis County, Texas

Declarant: LEN-BUF LAND ACQUISITIONS OF TEXAS, L.P., a Texas limited
partnership

**BRIDGES OF BEAR CREEK
AMENDMENT TO DEVELOPMENT AREA DECLARATION**

This Amendment to the Development Area Declaration (the "**Amendment**") is made by **LEN-BUF LAND ACQUISITIONS OF TEXAS, L.P.**, a Texas limited partnership ("**Declarant**"), and is as follows:

RECITALS:

A. Declarant caused to be recorded that certain: (i) Bridges of Bear Creek Development Area Declaration [50 Foot Lots, Phase 1, Section 1], recorded as Document No. 22008023288, Official Public Records of Travis County, Texas, as amended; (ii) Bridges of Bear Creek Development Area Declaration [Estate Lots (>.40 Acres), Phase 2, Section 1], recorded as Document No. 2008054078, Official Public Records of Travis County, Texas, as amended; and (iii) Bridges of Bear Creek Development Area Declaration [60 Foot Lots, Phase 2, Section 1], recorded as Document No. 2008071129, Official Public Records of Travis County, Texas, as amended (collectively, the instruments referred to in (i) through (iii) above are referred to herein as the "**Declarations**"). Certain residential lots located within Bridges of Bear Creek [60 Foot Lots, Phase 2, Section 2], a subdivision in Travis County, Texas, according to the map or plat recorded as Document No. 201000109, in the Official Public Records of Travis County, Texas, were made subject to the Bridges of Bear Creek Development Area Declaration [60 Foot Lots, Phase 2, Section 1] described in (iii) above. Certain residential lots located within Bridges of Bear Creek [50 Foot Lots, Phase 1, Section 2], a subdivision in Travis County, Texas, according to the map or plat recorded as Document No. 200900150, in the Official Public Records of Travis County, Texas, were made subject to the Bridges of Bear Creek Development Area Declaration [50 Foot Lots, Phase 1, Section 1] described in (i) above. This Amendment modifies the terms and provisions of the instruments identified in (i) through (iii) above and pertains to the Lots encumbered by said instruments.

B. Pursuant to Section 7.02 of the each of the Declarations, Declarant may unilaterally amend the Declarations by recording, in the Official Public Records of Travis County, Texas, an instrument setting forth the amendment.

NOW THEREFORE, Declarant hereby amends and modifies Declarations as follows:

1. **Basketball Goals.** Section 2.17 of the Declaration is hereby deleted in its entirety and replaced with the following:

2.17 Basketball Goals; Permanent and Portable. Permanent and portable basketball goals are permitted in the front of the residence on a Lot provided the basketball goal is located approximately twenty feet (20') from the street curb. The basketball goal backboard must be perpendicular to the street and mounted on a black metal pole permanently installed in the ground or factory weighted

base for portable goals. Neither permanent nor portable goals are permitted in any street right of way. Portable basketball goals are permitted on a Lot, but must be located as described above and be kept upright and properly positioned at all times for ready use. If to be stored, portable goals shall be stored out of view from the street. Only the factory weighted base may be used as ballast for portable goals. If additional ballast is needed to properly support the portable goal, the base shall be set in-ground with concrete, instead of placing sand bags or other alternate ballast on top of the base. Basketball goals must be properly maintained and painted, with the net in good repair. All basketball goals, whether permanent or portable, must be approved by the Bridges of Bear Creek Reviewer prior to being placed on any Lot.

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.

EXECUTED TO BE EFFECTIVE on this 11th day of May, 2014.

[SIGNATURE PAGE TO FOLLOW]

DECLARANT:

**LEN-BUF LAND ACQUISITIONS OF TEXAS,
L.P., a Texas limited partnership**

By: Buffington Land Management, LLC, a Texas
limited liability company, its General
Partner

By: _____
Printed Name: James Dorney
Title: President

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 14th day of May, 2014, by -
James Dorney President of Buffington Land Management, LLC, a Texas
limited liability company, General Partner of Len-Buf Land Acquisitions of Texas, L.P., a Texas
limited partnership, on behalf of such corporation and limited partnership.

[seal]



Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 15 2014 10:24 AM

FEE: \$ 42.00 2014069836