

STATE OF TEXAS §

COUNTY OF KENDALL §

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR REGENCY AT ESPERANZA - CONDESSA (A PART OF
ESPERANZA PHASE 2G)**

December 2023

Document reference. Reference is hereby made to that certain Declaration of Covenants, Conditions, and Restrictions For Regency At Esperanza - Condesa (A Part of Esperanza Phase 2G) September 2023, filed as Document No. 383631 on September 26, 2023 at 01:10 PM in the Official Records of Kendall County, Texas (together with all amendments and supplemental documents amendments thereto, the “**Declaration**”).

WHEREAS Section 7.05 of the Declaration authorizes the undersigned Declarant to unilaterally amend the Declaration, without consent or joinder of any other owners or lots subject to the Declaration, until the Declarant’s rights vest in the Association pursuant to Section 7.05 of the Declaration; and

WIHEREAS Declarant’s rights and authority have not vested in the Association pursuant to Section 7.05, and the Declarant desires to amend the Declaration as provided herein;

TIHEREFORE the Declaration has been, and by these presents is, amended as follows:


1. Section 3.05.B.7. on page 15 is deleted in its entirety and replaced with the following:
 7. For multilevel homes that back up to the Primary Collector (Esperanza Blvd.), no multilevel home may be constructed adjacent to another multilevel home. The objective is to eliminate the look of a “tunnel effect” and to create a more organic streetscape from view of the Arterials and Primary Collectors. Also, for all homes that back up to the Primary Collector (Esperanza Blvd.), the rear elevation of homes that are viewed from Esperanza Blvd. should be varied to create a more organic streetscape. For multilevel homes that back up to a Primary Collector, if the second story massing is located in the front of the home, the Declarant, in its sole discretion, may determine that the home is not be considered a multilevel home for purposes of this Section 3.05.B.7. Such determine must be provided in writing by the Declarant. Also for multilevel homes on corner lots, consider locating the one-story portion of the home at the street corner to help reduce a “tunnel effect.”

2. The first sentence in Section 3.05.8. on page 16 is deleted in its entirety and replaced with the following:
 8. The minimum front slab widths for each lot size are as follows:

3. The sentence in Section 3.30.A.1. on page 30 is deleted in its entirety and replaced with the following:
 1. Each Owner shall construct and maintain at its expense a concrete driveway from the garage to the abutting street, with a minimum width equal to the width of the garage doors and a maximum approach width of eighteen feet (18’) from the sidewalk to the abutting street, and the Owner shall repair at his expense any damage to the street occasioned by connecting the driveway thereto.

Subject Solely to the amendment contained herein, the Declaration remains in full force and effect.

DECLARANT:
LOOKOUT DEVELOPMENT GROUP, L.P.
A TEXAS LIMITED PARTNERSHIP
By: The Lookout Group, Inc.,
Its General Partner

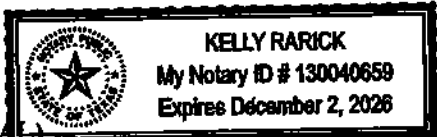
By: 
James D. Plasek, Vice President


Acknowledgement

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 11th day of December, 2023, by James D. Plasek, Vice President of The Lookout Group, Inc., a Texas corporation, General Partner of Lookout Development Group, L.P., a Texas limited partnership, on behalf of said corporation and said partnership.

(SEAL) 
KELLY RARICK
My Notary ID # 130040659
Expires December 2, 2026


Notary Public Signature

This instrument prepared by and after recording return to:

Lookout Development Group, L.P.
1001 Crystal Falls Pkwy
Leander, Texas 78641

**Kendall County
Denise Maxwell
Kendall County
Clerk**

Instrument Number: 385428

eRecording - Real Property

AMENDMENT

Recorded On: December 11, 2023 04:48 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

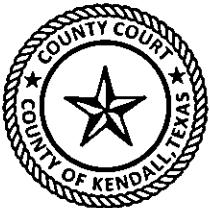
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 385428
Receipt Number: 20231211000037
Recorded Date/Time: December 11, 2023 04:48 PM
User: Grace O
Station: cclerk07

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell