

STATE OF TEXAS §

COUNTY OF KENDALL §

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR THE VILLAGE OF ALTAMIRA (A PART OF ESPERANZA
PHASE 3C)
July 2024**

Document reference. Reference is hereby made to that certain Declaration of Covenants, Conditions, and Restrictions for Village of Altamira (A Part of Esperanza Phase 3C) July 2024, filed as Document No. 390782 on July 24, 2024 at 03:28 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

WHEREAS 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;

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

1. Section 3.05.B on page 17 is deleted in its entirety and replaced with the following:

B. Utility Boxes, Panels and Meters. All utility boxes, panels and meters attached to the sides of the homes must be painted the same color as the exterior materials of the house to blend in and not be as visible. If the dominant exterior material is stucco, the paint color for the utility boxes, panels and meters must match the color of the stucco. If the dominant exterior material is stone or brick, the paint color for the utility boxes, panels and meters must be a color that is as close as possible to the exterior stone or brick. Such “color that is as close as possible to the exterior stone or brick” must be approved in advance in writing by the ACC at the same time the other color and material selections are approved for the home.

2. Section 3.07.C on page 20 is deleted in its entirety and replaced with the following:

C. If a side or rear elevation backs up to a Primary Collector and the exposed portion of the foundation on the side or rear elevations (including, but not limited to stairs, driveways, sidewalks, porches or any other projection) in excess of thirty-six inches (36”) can be seen from the Primary Collector, the exposed portions of the foundation must be concealed as follows: (1) if the primary exterior masonry material is stucco, the exposed portions of the foundation (including, but not limited to stairs, driveways, sidewalks, porches, or any other projection) must be concealed by painting the exposed portions of the foundation the same color as the stucco down to the finished grade. (2) if the primary exterior masonry material is stone or brick, the exposed portions of the foundation must be concealed by (a) extending the stone or brick so that there is no more than 10 feet of exposed foundation and (b) painting the exposed foundation (including, but not limited to stairs, driveways, sidewalks, porches, or any other projection) a color that as close as possible to the exterior stone or brick down to the finished grade. Such “color that is as close as possible to the exterior stone or brick” must be approved

in advance in writing by the ACC at the same time the other color and material selections are approved for the home.

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: 
Michael D. Siefert, President

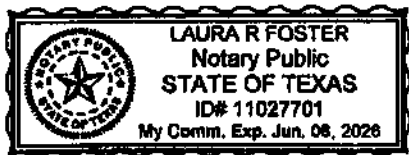
Acknowledgement

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 14th day of November, 2024, by Michael D. Siefert, 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)




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: 393872

eRecording - Real Property

DECLARATION

Recorded On: November 15, 2024 01:29 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

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

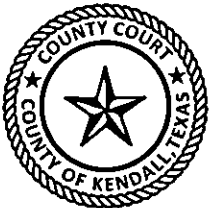
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 393872
Receipt Number: 20241115000015
Recorded Date/Time: November 15, 2024 01:29 PM
User: Christine M
Station: CCLERK02

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