THIRD AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
COPPER RIDGE PHASE I
and
SECOND AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
COPPER RIDGE PHASE 3A
and
FIRST AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
COPPER RIDGE PHASES 3B, 4 AND 5

WHEREAS, SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, acting herein through its General Partner, SC NB LAND PROPERTIES, LLC, a Texas limited liability company, hereinafter referred to as "Southerland" purchased and developed the property now known as Copper Ridge Phases I, 3A, 3B, 4 and 5; and,

WHEREAS, the Plat for Copper Ridge Phase I is recorded under Clerk's Document No. 200806018524 in the Official Public Records of Comal County, Texas; and,

WHEREAS, the Plat for Copper Ridge Phase 3A is recorded under Clerk's Document No. 201406000323 in the Official Public Records of Comal County, Texas; and,

WHEREAS, the Plat for Copper Ridge Phase 3B is recorded under Clerk's Document No. 201406018590 in the Official Public Records of Comal County, Texas; and,

WHEREAS, the Plat for Copper Ridge Phase 4 is recorded under Clerk's Document No. 201506022945 in the Official Public Records of Comal County, Texas; and,

WHEREAS, the Plat for Copper Ridge Phase 5 is recorded under Clerk's Document No. 201506033914 in the Official Public Records of Comal County, Texas; and,

WHEREAS, SOUTHERLAND imposed certain restrictive covenants, conditions and restrictions on Copper Ridge Phase I which recorded under Clerk's Document No. 200806018940, and First Amendment recorded under Clerk's Document No. 201106010034 and Second Amendment recorded under Clerk's Documents No. 201406014705 in the Official Public Records, Comal County, Texas; and

WHEREAS, SOUTHERLAND imposed certain restrictive covenants, conditions and restrictions on Copper Ridge Phase 3A which recorded under Clerk's Document No. 201406000339, and First Amendment recorded under Clerk's Document No. 201406014705 in the Official Public Records, Comal County, Texas; and

WHEREAS, SOUTHERLAND imposed certain restrictive covenants, conditions and restrictions on Copper Ridge Phase 3B which recorded under Clerk's Document No. 201406022125 in the Official Public Records, Comal County, Texas; and

WHEREAS, SOUTHERLAND imposed certain restrictive covenants, conditions and restrictions on Copper Ridge Phase 4 which recorded under Clerk's Document No. 201506023502 in the Official Public Records, Comal County, Texas; and

WHEREAS, SOUTHERLAND imposed certain restrictive covenants, conditions and restrictions on Copper Ridge Phase 5 which recorded under Clerk's Document No. 201506036558 in the Official Public Records, Comal County, Texas; (collectively "Restrictions"); and,

WHEREAS, Section 9.3 (A) of the Restrictions states that "This Declaration or any Supplemental Declaration may be amended by the Declarant acting along until August 1, 2018 or until Declarant sells ninety-five percent (95%) of the lots in all phases of Copper Ridge, whichever occurs first..."; and,

WHEREAS, the date of August 1, 2019 has not passed and Declarant has not sold ninety-five percent of all lots in all phases of Copper Ridge; and,

WHEREAS, in accordance with Section 9.3 (A) of the Restrictions, Declarant desires to amend Section 9.3 (B) of the Restrictions.

NOW, THEREFORE, premises considered, Declarant does hereby amend the Restrictions as follows:

9.3 (B) By Owners. In addition to the method in Section 9.3(A), after August 1, 2018 or at such time as Declarant sells ninety-five percent (95%) of the lots in the subdivision whichever occurs first, or at any other time with the consent of the Developer this Declaration may be amended by the recording in the Official Public Records of Comal County, Texas, an instrument approved, executed and acknowledged by the President and Secretary of the Association, setting forth the amendment and certifying that such amendment has been approved by at least fifty-one percent (51%) of all lots within Copper Ridge Phases 1, 3A, 3B, 4 and 5 and Copper Ridge, The Addition North Phase. There shall be one vote per lot, regardless of the number of Owners of such lot. Notwithstanding anything herein, the Design Guidelines may be amended as set forth in said Design Guidelines.

Except as amended herein, the Restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Amendment as of this the 31st day of July, 2018.

SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, by SC NB LAND PROPERTIES, LLC, a Texas limited liability company, General Partner

JAY PATTERSON, President

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 31st day of July, 2018, by JAY PATTERSON, President of SC NB LAND PROPERTIES, LLC, a Texas limited liability company, as General Partner for SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, in the capacity therein stated, on behalf of said Company.

NOTARY PUBLIC, STATE OF TEXAS

VELDA J BROWN
My Notary ID # 8799534
Expires April 14, 2020

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/31/2018 04:19:30 PM
JESSICA 2 Pages(s)
201806029786

Bobbie Koepp