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FIRST AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
COPPER RIDGE, PHASE I
COMAL COUNTY, TEXAS

WHEREAS, SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD., a Texas limited partnership, acting herein by and through its duly authorized General Partner, SC NB LAND PROPERTIES, LLC, a Texas limited liability company ("Developer" or "Declarant"), purchased and developed the Subdivision now known as COPPER RIDGE, PHASE I; and,

WHEREAS, the plat of COPPER RIDGE, PHASE I is recorded under Clerk's Doc# 200806018524 in the Official Public Records of Comal County, Texas; and,

WHEREAS, Developer imposed certain restrictive covenants and conditions upon COPPER RIDGE, PHASE I by instrument entitled "Declaration of Covenants, Conditions and Restrictions, COPPER RIDGE, PHASE I, recorded under Clerk's Document No. 200806018940, in the Official Public Records of Comal County, Texas ("Restrictions"); and,

WHEREAS, Declarant reserved unto itself, in Section 9.3, the right to amend said Restrictions 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, Developer has not sold ninety-five percent (95%) of the lots in Copper Ridge and the date of August 1, 2018 has not yet occurred; and,

WHEREAS, Developer desires to amend Sections 3.8 and 3.31.

NOW THEREFORE, premises considered, Developer does hereby amend the Declaration as follows:

1. Section 3.8 is hereby amended as follows:
   The last sentence in the first paragraph of Section 3.8 which states "All fencing must be located behind the Main Dwelling" is hereby deleted and the following is hereby added: "No fencing is allowed in front of the Main Dwelling."

2. Section 3.31 is hereby amended to read as follows:
   "Notwithstanding anything herein contained, Builders shall be allowed to construct and staff model homes as long as such model homes conform to these restrictions."

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

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto set its hand effective the 17th day of March 2011.

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

By: _____
JAY PATTERSON, President

THE STATE OF TEXAS *
COUNTY OF Comal *

This instrument was acknowledged before me on this the 17th day of March, 2011, 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.

GEORGANNA SEKULA
MY COMMISSION EXPIRES
May 13, 2014

_____
NOTARY PUBLIC, STATE OF TEXAS

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
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Joy Streater