After Recording Return To:
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FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

HERITAGE OAKS

BELL COUNTY, TEXAS

Declarant: RSBP DEVELOPERS, INC., a Texas corporation

Cross Reference to that certain Declaration of Covenants, Conditions and Restrictions for Heritage Oaks, recorded under Document No. 2018-23110 in the Official Public Records of Bell County, Texas, as amended from time to time.

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS *HERITAGE OAKS*

This First Amendment to Declaration of Covenants, Conditions and Restrictions (this "**Amendment**"), is made by **RSBP DEVELOPERS, INC.**, a Texas corporation (the "**Declarant**"), and is as follows:

RECITALS:

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Heritage Oaks, recorded under Document No. 2018-23110 in the Official Public Records of Bell County, Texas, as amended from time to time (the "**Declaration**").

B. Pursuant to *Section 9.3* of the Declaration, the Declaration may be amended by Declarant acting alone.

C. Declarant now desires to amend, supplement and modify the Declaration as set forth hereinbelow.

NOW THEREFORE, Declarant hereby amends, supplements and modifies the Declaration as follows:

1. **Outside Storage Buildings**. *Section 2.24* of the Declaration is hereby deleted in its entirety and replaced with the following:

> **2.24 Outside Storage Buildings**. Outside storage buildings located in a fenced rear yard of a Lot are allowed with the prior written approval of the ACC. One (1) permanent storage building will be permitted if: (i) the surface area of the pad on which the storage building is constructed is no more than one-hundred twenty (120) square feet; (ii) the height of the storage building, measured from the surface of the Lot to the top of the exterior wall, not including the roof, is no more than eight (8) feet; (iii) the exterior of the storage building is constructed of the same or substantially similar materials and of the same color as the principal residential structure constructed on the Lot; (iv) the roof of the storage building is the same material and color as the roof of the principal residential structure constructed on the Lot; and (v) the storage building is constructed within all applicable building setbacks. No storage building may be used for habitation.

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 the date this instrument is Recorded.

DECLARANT:

RSBP DEVELOPERS, INC., a Texas corporation

By: _____

Printed Name: Gary W Purser Jr.

Title: President

THE STATE OF TEXAS §

COUNTY OF Bell §

This instrument was acknowledged before me this 17 day of January, 2019 by Gary W Purser, Jr, President of RSBP DEVELOPERS, INC., a Texas corporation, on behalf of said corporation.

Cynthia A Murphy

Notary Public Signature

CYNTHIA A MURPHY
Notary Public, State of Texas
Comm. Expires 08-20-2019
Notary ID 1171395-1

**** Electronically Filed Document ****

Bell County, Tx
Shelley Coston
County Clerk

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Parties:

Direct- RSBP DEVELOPERS INC

Indirect- HERITAGE OAKS

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(Parties listed above are for Clerks reference only)

********** 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.

THE STATE OF TEXAS BELL COUNTY

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk

Shelley Coston