



VG-49-2022-83460

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 83460

Real Property

AMENDMENT

Recorded On: September 08, 2022 02:33 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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:

Instrument Number: 83460
Receipt Number: 20220908000036
Recorded Date/Time: September 08, 2022 02:33 PM
User: Jessica D
Station: Recording01

Record and Return To:

SHELBY GEHOVAK



STATE OF TEXAS
COUNTY OF WALKER

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

Kari A. French
Walker County Clerk
Walker County, TX

**FIRST AMENDMENT TO THE
AMENDED SITE AND BUILDING REQUIREMENTS
TEXAS GRAND RANCH**

Pursuant to the Amended Declaration of Covenants, Conditions and Restrictions for Texas Grand Ranch, Section 9.3 and as recorded at Instrument Number 64008 in the Official Records of Walker County, in Walker County, Texas, the undersigned hereby amends the Amended Site and Building Requirements, as recorded at Instrument Number 64009 in the Official Records of Walker County, in Walker County, Texas as follows:

Section 3.2 Shall be replaced in it's entirety to read:

3.2 Exterior Elevations

Exterior elevations should emphasize articulation avoiding a "shoebox" appearance. All single-story homes are required to include some variation of the ridgeline.

Priority should be given to those sides of the house, which are visible from the streets. The most articulated elevations should be those in public view. However, it should be assumed that the houses will be seen from all angles and that there will be a continuity of materials and details on all elevations.

Texas Grand Ranch is a custom home development, as such the exact duplication of home in terms of elevations and visible appearance from the road is discouraged though may be permitted on a case-by-case basis based on such considerations as minimum distance to any existing duplicated homes, and integrity of neighborhood home values.

All structures must be constructed from new material or its equivalent with the finished exteriors being of natural colors, in harmony with each other and in harmony with the natural surroundings. White and off-white colors along with shades of gray to black are also permitted colors for Dwellings. Structures may be subject to Walker County codes, regulations, building permits, and flood control district requirements (if applicable), the compliance of which shall be Owner's responsibility. The exterior of Dwellings, garages and carports shall be of at least sixty-five (65%) percent glass or masonry construction or its equivalent on its exterior wall area, unless another type of material is approved in writing by the Committee, (stucco, stone and brick are considered masonry for purposes of this requirement, while Hardie-Board and other materials similar to Hardie-Board are not considered masonry for purposes of this requirement). The roof of any Dwelling, garage or carport shall be constructed of either composition shingles, copper, tile, slate, standing seam metal or other material approved by the Committee and according to the requirements adopted by the Committee, prior to construction. The use of sheet metal or similar material on the roof or exterior sides of any Dwelling, garage or carport other than as

flashing is prohibited. All chimneys shall be of masonry construction. Cement Fiberboard Chimneys are allowed if they are made of solid cement board in either smooth finish, stucco finish or textured finish with trim boards on corners. Lap siding will not be allowed.

In addition to the aforementioned and fore mentioned building material and roof pitch requirements for Dwellings, per the CC&R's and SBR's, exceptions may be made for specific home styles which demand different building materials. Such exceptions, as long as they substantially comply with the intent of the site and building requirements, may be approved at the discretion of the ARC. In general, these exemptions will be made solely based on adherence to specific building styles, and as a rule will not be permitted as a method to lower the cost. Examples of this include, but are not limited to:

Southern Living Showcase Homes™ or other like-quality, like-style Modern Farmhouse-Style Homes are permitted to be built on any Lot within the Texas Grand Ranch. If the Dwelling is not specifically a Southern Living Showcase Home design, it will need to be verified as appropriate by the ARC for a reduction of the 65% masonry/glass requirement prior to receiving approval, at the ARC's discretion. This style of construction, along with the stipulated quality standards, does not constitute a "less expensive" alternative to the general building requirements, may be permitted, along with the following styles.

Southern Living Showcase Style Homes or other like-quality, like-style Modern Farmhouse-Style Homes, that do not meet the masonry requirements are required to have the following four (4) design elements and must meet the following standards:

- (1) Must have a front elevation which includes a covered porch along the front of the dwelling of no less than three-quarters along the length of the front of the dwelling.
- (2) The columns along the front of the dwelling must have a minimum of three feet (3') of stone accents on all sides of the columns.
- (3) There must be a roof pitch of 8/12 for the main roof and no less than 5/12 for porches or overhangs.
- (4) Multiple roof lines must have one or more of the following options: (a) no less than two (2) dormers, preferable three (3) or (b) a minimum of one (1) gable.

Log Homes may be permitted on any Lot in Texas Grand Ranch and typically will require the general 65% stone, stucco, masonry or glass stipulation. Deviations from this requirement may be considered on a case-by-case basis for high-end log homes that feature high glass content and require less stone, however some stone will be required of any log home. This may be granted at the sole discretion of the ARC.

Plantation Style Homes may be permitted on a case-by-case basis and may receive reductions in the requirements of stone, stucco, masonry and glass if both required for stylistic integrity at the discretion of the ARC and if no reduction in the overall quality or curb-appeal of the build exists.

Contemporary Style Homes may be permitted on a case-by-case basis and will be required to appropriately blend-in with their natural surroundings and adjacent properties. Roof pitch and building material deviations may be granted if required for architectural integrity, at the sole discretion of the ARC.

The general requirement of 65% stucco, masonry and glass is a standard and variances will only be granted on a case by case basis by the ARC

All other terms and conditions of the Declaration shall remain the same.

EXECUTED this 8 day of September, 2022

DECLARANT:

I TEXAS GRAND RANCH, LLC, a Texas limited liability company

By: Renee Howes

Its: Authorized Agent

STATE OF TEXAS _____)
County of Walker) ss.

This instrument was acknowledged before me this 8 day of September, 2022 by Renee Howes as Authorized Agent of I Texas Grand Ranch, LLC, A Texas limited liability company

My Commission expires: 06-19-2023

Notary Shelby Ann Gehovak

When Recorded Return To:
Texas Grand Ranch Property Owners Association
P O Box 219
New Waverly, TX 77358

