After Recording Return To:

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HIDDEN TRAILS

FIRST AMENDMENT TO DEVELOPMENT AREA DECLARATION [*RESIDENTIAL*]

Comal County, Texas

DECLARANT: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

Cross reference to (i) that certain Hidden Trails Master Covenant [*Residential*], recorded as Document No. 201706003137 in the Official Public Records of Comal County, Texas, as may be amended from time to time; and (ii) that certain Hidden Trails Development Area Declaration [*Residential*], recorded as Document No. 201706003234 in the Official Public Records of Comal County, Texas, a may be amended from time to time.

HIDDEN TRAILS

FIRST AMENDMENT TO DEVELOPMENT AREA DECLARATION [*RESIDENTIAL*]

This First Amendment to Development Area Declaration for Hidden Trails [*Residential*] (this "**Amendment**"), is made by **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership (the "**Declarant**"), and is as follows:

RECITALS:

A. Declarant previously Recorded that certain Hidden Trails Development Area Declaration [*Residential*], recorded as Document No. 201706003234 in the Official Public Records of Comal County, Texas (the "**Development Area Declaration**"), pursuant to the terms and conditions of that certain Hidden Trails Master Covenant [*Residential*], recorded as Document No. 201706003137 in the Official Public Records of Comal County, Texas, as amended from time to time (the "**Covenant**").

B. Pursuant to *Section 5.2* of the Development Area Declaration, the Development Area Declaration may be amended by Declarant, acting alone.

C. Declarant desires to amend the Development Area Declaration as set forth hereinbelow.

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

1. **Outside Storage Buildings.** Article 2 of the Development Area Declaration is hereby supplemented with a new section, *Section 2.23*, as follows:

> **2.23. Outside Storage Buildings.** Outside storage buildings located in a fenced rear yard of a Lot are allowed with the prior written approval of the Hidden Trails Reviewer. One (1) permanent outside storage building will be permitted if: (i) the surface area of the pad on which the outside storage building is constructed is no more than one hundred eighty square feet (180 sq. ft.); (ii) the height of the outside storage building, measured from the surface of the Lot, is no more than nine and one-half feet (9.5′) which does not include the pitch of the roof; (iii) the exterior of the outside 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 outside storage building is the same material and color as the roof of the principal residential structure constructed on the Lot; and (v) the outside storage building is constructed in

accordance with all applicable building setbacks. No outside storage building may be used for habitation. In no case shall the outside storage building (a) impact Lot drainage; (b) be placed in a utility easement; (c) be placed within five feet (5.0') of a side property line or back fence. Additionally, no outside storage building of any type is permitted unless the rear yard of the Lot on which the outside storage building is being placed is completely enclosed by fencing in accordance with *Section 3.4* below.

2. Miscellaneous. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Development Area Declaration or the Covenant, as applicable. Unless expressly amended by this Amendment, all other terms and provisions of the Development Area Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED to be effective the 20 day of May, 2021.

DECLARANT:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas limited partnership

By: U.S. Home Corporation,
a Delaware corporation,
its general partner

By: _____
Printed Name: ~~Brian Barron~~ Jones Holcomb
Title: Vice-President

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me on this 20th day of April, 2021, by Jones Holcomb, Vice-President of U.S. Home Corporation, a Delaware corporation, general partner of Lennar Homes of Texas Land and Construction, LTD., a Texas limited partnership, on behalf of said entities.

(SEAL)

JOSHUA C SCATES
Notary Public
STATE OF TEXAS
ID#129847013
My Comm. Exp. June 9, 2022

_____
Notary Public Signature

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/17/2021 10:41:13 AM
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Bobbie Koepp