

**FIRST AMENDMENT OF DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS** Doc# 200006030453

**GRUENE CROSSING**

2/1

THIS FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "First Amendment") is made and entered into effective as of September 20, 2000 by KAUFMAN AND BROAD LONE STAR, L.P. ("Declarant").

WHEREAS, the Declarant filed for record that certain Declaration of Covenants, Conditions and Restriction for Gruene Crossing, on or about May 9, 2000 (as supplemented, the "Declaration") as Document Number 200006014161, in the Real Property Records of Comal County, Texas; and

WHEREAS, Section 7.5 of the Declaration provides that the Declarant may amend the Declaration; and

WHEREAS, the Declarant desires to modify and amend the Declaration in accordance with the terms and conditions set forth herein; and

WHEREAS, unless otherwise provided in this First Amendment, definitions contained in the Declaration shall have the same meaning in this First Amendment; and

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, Declarant hereby agrees to amend the Declaration as follows:

1. **Declaration in Effect.** The foregoing recitations are true and correct.
2. **Certain Lots Not Subject to the Declaration.** Lot 1, Block 1 of Gruene Crossing Unit One filed of record in Volume 13, Page 214 of the Plat Records of Comal County, Texas and Lots 1 through 9, Block 3 of Gruene Crossing Unit Two filed of record in Volume 13, Page 215 - 216 of the Plat Records of Comal, County, Texas are not owned by Declarant and are not subject to any of the terms and conditions of the Declaration.
3. **No Further Changes.** Except as expressly set forth herein, the Declaration shall remain unchanged and shall continue in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this First Amendment as of the date and year first above written.

DECLARANT

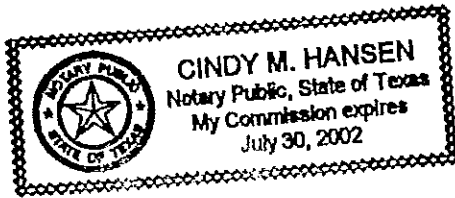
KAUFMAN AND BROAD LONE STAR, L.P.

By: KBSA, Inc., a Texas corporation, its  
general partner

By: J. Riche Barnett

State of Texas           §  
                                  §  
County of Bexar       §

This instrument was acknowledged before me this 2nd day of September, 2000,  
by J. Riche Barnett, Assistant Secretary of KBSA, Inc., the  
general partner of Kaufman and Broad Lone Star, L.P., a Texas limited partnership.



Cindy M. Hansen  
Notary Public, State of Texas

After recording return to:

After recording return to:  
Kaufman and Broad Lone Star, L.P.  
Attn: Legal Department  
P.O. Box 5250  
San Antonio, Texas 78201

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Filed & Recorded in  
Official Records of  
COMAL COUNTY  
JOY STREATER  
COUNTY CLERK  
Fees \$11.00

STATE OF TEXAS  
COUNTY OF COMAL

This is to certify that this document was  
FILED and RECORDED in the Official  
Public Records of Comal County, Texas  
on the date and time stamped thereon.



Joy Streater  
COUNTY CLERK