

STC / LSI 815.00
FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
REDLAND HEIGHTS PLANNED UNIT DEVELOPMENT
UNIT ONE

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

RECITALS:

WHEREAS, by instrument entitled "Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated effective September 1, 1994, and recorded in Volume 6202, Page 2034, Real Property Records of Bexar County, Texas (the "Declaration"), Inwood Heights Sales, Ltd., a Texas limited partnership (the "Declarant"), imposed certain covenants and restrictions upon the real property covered by the Declaration;

WHEREAS, by error and mistake an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Units One through Five" dated September 20, 1993, was mistakenly recorded in Volume 6165, Page 32, Real Property Records of Bexar County, Texas;

WHEREAS, the Declarant desires to rescind the Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Units One through Five dated September 20, 1993, mistakenly recorded in Volume 6165, Page 32, Real Property Records of Bexar County, Texas, in its entirety;

WHEREAS, the Declarant desires to clarify that the only Declaration affecting the property covered by the Declaration is the instrument recorded in Volume 6202, Page 2034, Real Property Records of Bexar County, Texas; and

WHEREAS, the Declarant desires to further amend the Declaration as set forth below;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT:

1. The Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Units One through Five recorded in Volume 6165, Page 32, Real Property Records of Bexar County, Texas is hereby rescinded in its entirety.

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2. Section 3.10 of the Declaration is hereby amended to read in its entirety as follows:

"3.10 Address. Plans and Specifications shall be submitted to the Architectural Committee in care of Inwood Heights Sales, Ltd., Attention: Architectural Committee, 1000 Westbank Drive, Suite 5B, Austin, Texas 78746, or such other address as may be designated from time to time in writing by the Architectural Committee."

3. The President and Secretary of Redland Heights Owners Association, Inc., a Texas non-profit corporation, hereby certify that the foregoing amendments were approved by Owners owning all votes entitled to be cast, which exceeds all requirements of Section 6.2 of the Declaration.

4. Except as expressly amended and modified hereby, the covenants, restrictions, agreements, easements, terms and provisions of the Declaration shall continue in full force and effect.

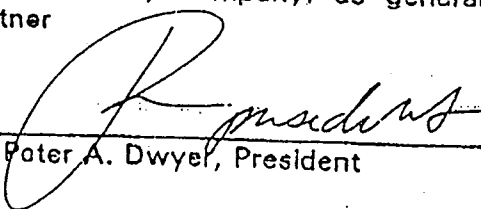
5. All capitalized terms not defined herein shall have the same meaning as set forth in the Declaration. All other terms and provisions of the Declaration shall remain unchanged and the Declaration shall continue in full force and effect.

Executed to be effective as of the 13 day of October, 1995.

DECLARANT:

INWOOD HEIGHTS SALES, LTD., a Texas limited partnership

By: INWOOD HEIGHTS, L.C., a Texas limited liability company, as general partner

By: 
Peter A. Dwyer, President

VOL: 5565 Pg 1014

RATIFIED AND CONFIRMED:

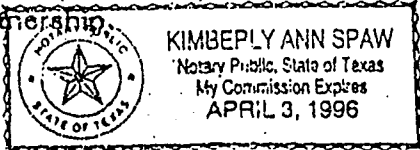
REDLAND HEIGHTS OWNERS ASSOCIATION, INC., a Texas non-profit corporation

By: *[Signature]* *President 10/13/95*
Peter A. Dwyer, President

By: *[Signature]* *Secretary 10/13/95*
Peter A. Dwyer, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

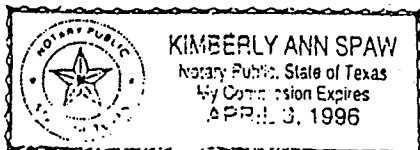
This instrument was acknowledged before me on the 13th day of Oct, 1995, by PETER A. DWYER, President of INWOOD HEIGHTS, L.C., a Texas limited liability company, as general partner of INWOOD HEIGHTS SALES, LTD., a Texas limited partnership, on behalf of said limited liability company and said limited partnership.



Kimberly Ann Spaw
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 13th day of Oct, 1995, by PETER A. DWYER, President and Secretary of REDLAND HEIGHTS OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.



Kimberly Ann Spaw
NOTARY PUBLIC, State of Texas

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Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time signified herein by me and was duly RECORDED in the Official Public Records of Real Property of Bexar County, Texas on:

OCT 18 1995



Gerry Rickhoff

COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Oct 16 1995

At 3:08pm

Receipt #: 171423
Recording: 9.00
Doc/Mgt: 6.00

Doc/Num : 95- 0157390

Deputy -Catherine Revilla

AFTER RECORDING RETURN TO:

RICK TRIPLETT, ESQUIRE
GRAVES, DOUGHERTY, HEARON & MOODY, P.C.
POST OFFICE BOX 98
AUSTIN, TX 78767

VOL 5565 PG 1016

**SECOND AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
REDLAND HEIGHTS PLANNED UNIT DEVELOPMENT
UNIT ONE**

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

RECITALS:

WHEREAS, by instrument entitled "Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated effective September 1, 1994, and recorded in Volume 6202, Page 2034, Real Property Records of Bexar County, Texas, and by instrument entitled "First Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development Unit One" dated effective October 13, 1995, and recorded in Volume 6565, Page 1013, Real Property Records of Bexar County, Texas (as amended, the "Declaration"), Inwood Heights Sales, Ltd., a Texas limited partnership (the "Declarant"), imposed certain covenants and restrictions upon the real property covered by the Declaration; and

WHEREAS, the Declarant desires to further amend the Declaration to subject additional real property to the terms and conditions of the Declaration;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT:

1. The name of the Declaration is hereby amended to be "Declaration of Covenants, Conditions and Restrictions for Redland Heights, Unit 1, Unit 2, Unit 3-A and Unit 3-B, Planned Unit Development, Bexar County, Texas."

2. Pursuant to Section 6.2.1 of the Declaration, the real property described by metes and bounds in Exhibit "A" attached hereto is hereby made subject to all of the terms and provisions of the Declaration as of the effective date hereof. From and after the effective date hereof, the terms "Property" and "Subdivision," as used in the Declaration, shall also include the real property described on Exhibit "A" attached hereto.

3. The President and Secretary of Redland Heights Owners Association, Inc., a Texas non-profit corporation, hereby certify that the foregoing amendments were approved by Owners owning all votes entitled to be cast, which exceeds all requirements of Section 6.2 of the Declaration.

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D 06667 00557

(2)

4. Except as expressly amended and modified hereby, the covenants, restrictions, agreements, easements, terms and provisions of the Declaration shall continue in full force and effect.

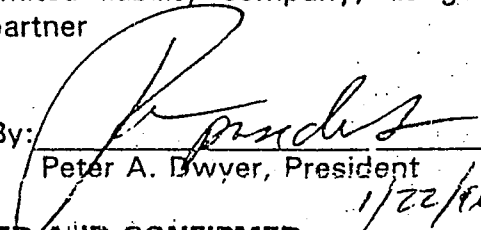
5. All capitalized terms not defined herein shall have the same meaning as set forth in the Declaration. All other terms and provisions of the Declaration shall remain unchanged and the Declaration shall continue in full force and effect.

Executed to be effective as of the 18th day of January, 1996.

DECLARANT:

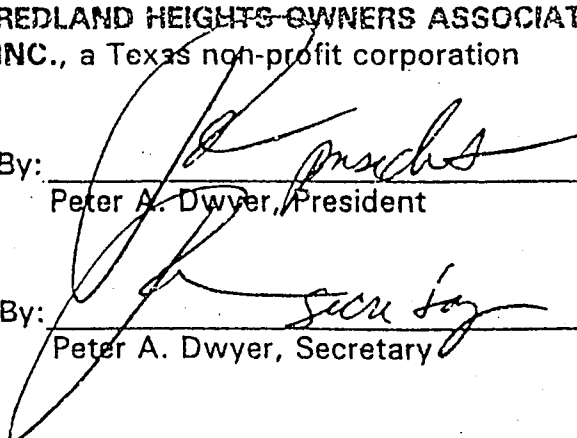
INWOOD HEIGHTS SALES, LTD., a Texas limited partnership

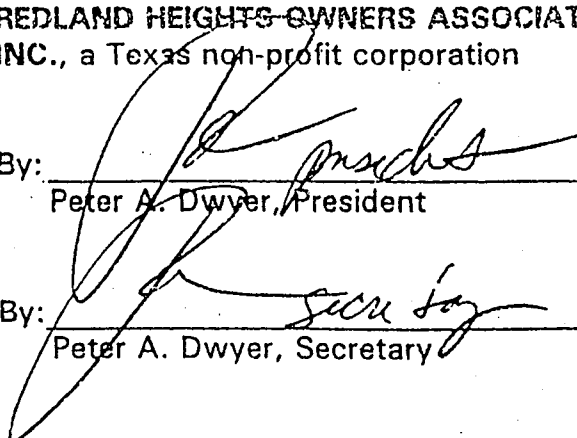
By: **INWOOD HEIGHTS, L.C.**, a Texas limited liability company, as general partner

By: 
Peter A. Dwyer, President

RATIFIED AND CONFIRMED:

REDLAND HEIGHTS OWNERS ASSOCIATION, INC., a Texas non-profit corporation

By: 
Peter A. Dwyer, President

By: 
Peter A. Dwyer, Secretary

Book Volm Page
D 06667 00558

THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 22nd day of January, 1996, by **PETER A. DWYER**, President of **INWOOD HEIGHTS, L.C.**, a Texas limited liability company, as general partner of **INWOOD HEIGHTS SALES, LTD.**, a Texas limited partnership, on behalf of said limited liability company and said limited partnership.

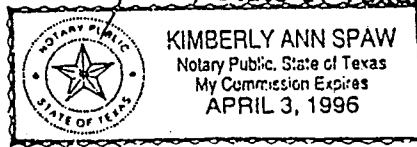
Kimberly Ann Spaw

NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

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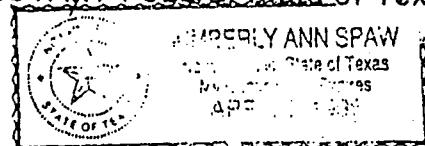
COUNTY OF TRAVIS §



This instrument was acknowledged before me on the 22nd day of January, 1996, by **PETER A. DWYER**, President and Secretary of **REDLAND HEIGHTS OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said non-profit corporation.

Kimberly Ann Spaw

NOTARY PUBLIC, State of Texas



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Metes and Bounds Description
for

13.9334 ACRES OF LAND OUT OF THAT PORTION OF 112.0861 ACRES OUT OF THE DOMINGO LOSOYA SURVEY NO. 354 1/2, ABSTRACT NO. 451, THE JUAN ESCAMIA SURVEY NO. 91 1/2, ABSTRACT NO. 217 AND THE JUAN ESCAMIA SURVEY NO. 356 1/2, ABSTRACT NO. 218, NEW CITY BLOCK 15671, CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 4547 PAGE 172 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

Beginning: At an iron pin set in the north right-of-way line of FM 1604 being N 74° 48' 40" W 544.59 feet from an iron pin found for the most southwesterly extremity of a cut-off to the northeast at the northwest corner of Redland Road and FM 1604;

Thence: N 74°48' 40" W 572.11 feet along the north right-of-way line of FM 1604 to a fence corner post found;

Thence: N 11° 32' 02" W 421.52 feet to an iron pin found for the most southeasterly corner of Lot 51, Block 1, NCB 18981, Redland Heights, Unit - 1 Volume 9529 Page 203 of the Deed and Plat Records of Bexar County, Texas.

Thence: Northerly along the East property line of said Lot 51, the following courses:

N 02° 21' 16" W 62.25 feet to an iron pin set;

N 10° 06' 55" E 61.21 feet to an iron pin set for the most northeasterly corner of said Lot 51;

Thence: Easterly along the south right-of-way line of Cinco Woods (a private street) as shown on the recorded subdivision plat of Redland Heights, Unit - 1 Volume 9529 Page 203, the following courses:

S 79° 53' 05" E 17.24 feet to an iron pin set for a point of curvature;

Easterly along a curve to the left having a radius of 525.00 feet, a central angle of 04° 09' 59", a tangent length of 19.10 feet, an arc length of 38.18 feet and a chord which bears S 81° 58' 05" E 38.17 feet to an iron pin set for a point of tangency;

S 84° 03' 04" E 43.08 feet to an iron pin set for a point of curvature;

Southeasterly along a curve to the right having a radius of 5.00 feet, a central angle of 85° 10' 00"; a tangent length of 4.60 feet, an arc length of 7.43 feet and a chord which bears S 41° 28' 06" E 6.77 feet to an iron pin set for a point of tangency;

EXHIBIT

A

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Page 00560

S 01° 06' 56" W 5.07 feet;

S 88° 53' 04" E 50.00 feet to an iron pin set;

Northeasterly along a curve to the right having a radius of 5.00 feet, a central angle of 94° 50' 00"; a tangent length of 5.44 feet, an arc length of 8.28 feet and a chord which bears N 48° 31' 56" E 7.36 feet to an iron pin set for a point of tangency;

S 84° 03' 04" E 16.21 feet to an iron pin set for a point of curvature;

Easterly along a curve to the left having a radius of 1504.40 feet, a central angle of 02° 56' 56"; a tangent length of 38.72 feet, an arc length of 77.42 feet and a chord which bears S 85° 31' 32" E 77.42 feet to an iron pin set for a point of tangency;

S 87° 00' 00" E 137.77 feet to an iron pin set for a point of curvature;

Southeasterly along a curve to the right having a radius of 5.00 feet, a central angle of 75° 27' 58"; a tangent length of 3.88 feet, an arc length of 6.59 feet and chord which bears S 49° 16' 00" E 6.12 feet to an iron pin set for a point of tangency;

S 11° 32' 02" E 22.02 feet;

N 78° 27' 58" E 50.00 feet to an iron pin set;

Northeasterly along a curve to the right having a radius of 10.00 feet, a central angle of 104° 32' 02", a tangent length of 12.92 feet, an arc length of 18.24 feet and a chord which bears N 40° 43' 58" E 15.82 feet to an iron pin set for a point of tangency;

S 87° 00' 00" E 176.98 feet to an iron pin set for a point of curvature;

Easterly along a curve to the right having a radius of 75.00 feet, central angle of 21° 21' 50"; a tangent length of 14.15 feet, an arc length of 27.97 feet and a chord which bears S 76° 19' 04" E 27.80 feet;

Thence: N 24° 21' 50" E 50.00 feet to an iron pin set for a southerly corner of Lot 79, Block 1, NCB 18981, Redland Heights, Unit - 1 Volume 9529 Page 203;

Thence: N 57° 40' 16" E 426.27 feet along the projection of the south property line of said Lot 79 to an iron pin found;

Thence: Southeasterly along the west right-of-way line of Redland Road, the following courses:

Southeasterly along a curve to the right having a radius of 5699.65 feet, a central angle of 00° 18' 12"; a tangent length of 15.09 feet, an arc length of 30.19 feet and a chord which bears S 09° 58' 29" E 30.19 feet to an iron pin found for a point of tangency;

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EXHIBIT A

S 09° 49' 23" E 368.28 feet to an iron pin found;

S 09° 04' 45" E 101.80 feet to an iron pin set;

Thence: N 83° 58' 28" W 184.50 feet to an iron pin set;

Thence: S 78° 27' 57" W 16.54 feet to an iron pin set;

Thence: S 29° 59' 18" W 15.23 feet to an iron pin set;

Thence: S 11° 32' 02" E 112.00 feet to an iron pin set;

Thence: S 78° 27' 58" W 8.00 feet to an iron pin set;

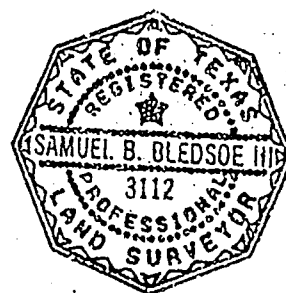
Thence: S 11° 32' 02" E 92.32 feet to an iron pin set;

Thence: S 33° 27' 57" W 106.07 feet to an iron pin set

Thence: S 78° 27' 58" W 283.99 feet to an iron pin set;

Thence: S 11° 32' 02" E 69.53 feet to the POINT OF BEGINNING and containing 13.9334 acres of land.

1-5938
December 4, 1995
PD/lk.



Book D Volm 06667 Page 00562

②

EXHIBIT A



415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9302

METES AND BOUNDS DESCRIPTION
FOR

0.2216 OF AN ACRE OF LAND, KNOWN AS PROPOSED LOT 132, BLOCK 1, NEW CITY BLOCK 18981 REDLAND HEIGHTS, UNIT-3A, PLANNED UNIT DEVELOPMENT, A PROPOSED SUBDIVISION IN THE CITY OF SAN ANTONIO; SAID 0.2216 OF AN ACRE OF LAND BEING OUT OF THAT PORTION OF 112.0861 ACRES OUT OF THE DOMINGO LOSOYA SURVEY NO. 354½, ABSTRACT NO. 451, NEW CITY BLOCK 15671, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING: At a iron pin found for the northeast corner of Lot 25, Block 1, N.C.B. 18981, Redland Heights, Unit-1, Volume 9529, Page 203 of the Deed and Plat Records of Bexar County, Texas, and being the most southeasterly corner of this tract;

THENCE: S 50°54'45" W 119.71 feet along the common lot line of said Lot 25 and proposed Lot 132 to an iron pin found at the most northwesterly corner of Lot 25 and the southwest corner of this tract;

THENCE: N 06°50'54" W 123.83 feet to an iron pin set for the northwest corner of this tract;

THENCE: N 83°09'05" E 120.00 feet to an iron pin set for the most northeasterly corner of this tract for a point of curvature;

THENCE: Southwesterly along the northwest right-of-way line of Redland Mesa (a private street) the following two (2) courses:

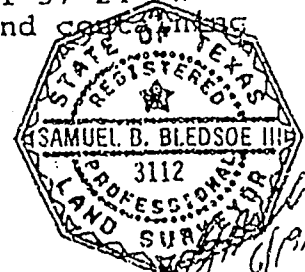
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Southwesterly along a curve to the right having a radius of 5.00 feet, a central angle of 50°28'44", a tangent length of 2.36 feet, an arc length of 4.41 feet and a chord which bears S 18°23'28" W 4.26 feet to an iron pin set for a point of reverse curvature;

Southwesterly along a curve to the left having a radius of 50.00 feet, a central angle of 63°20'49", a tangent length of 30.85 feet, an arc length of 55.28 feet and a chord which bears S 11°57'24" W 52.51 feet to the POINT OF BEGINNING and 0.2216 of an acre of land.

16345
June 19, 1995
JHV/lk

EXHIBIT A



ROGER W. BOSE, P.E. NO. 23972

ROBERT A. COPELAND, P.E. NO. 24616

ROBERT A. LIESMAN, P.E. NO. 44131

SAMUEL B. BLEDSOE, III, P.E. NO. 38820

DAVID L. ALLEN, P.E. NO. 66073



Metes and Bounds Description
for

7.6294 ACRES OF LAND OUT OF THAT PORTION OF 112.0861 ACRES OUT OF THE DOMINGO LOSOYA SURVEY NO. 354 1/2, ABSTRACT NO. 451, THE JUAN ESCAMIA SURVEY NO. 91 1/2, ABSTRACT NO. 217 AND THE JUAN ESCAMIA SURVEY NO. 356 1/2, ABSTRACT NO. 218, NEW CITY BLOCK 15671, CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 4547 PAGE 172 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

Beginning: At an iron pin set in the north right-of-way of Redland Mesa (a private street) for the most southwesterly corner of Lot 24, Block 1, NCB 18981, Redland Heights, Unit 1 Volume 9529 Page 203 of the Deed and Plat Records of Bexar County, Texas; said corner being the following three courses along the north right-of-way line of Redland Mesa (a private street) from the intersection of the north right-of-way line of Redland Mesa (a private street) with the west right-of-way line of Edwards Oaks (a private street):

S 57° 47' 00" W 91.85 feet to an iron pin set for a point of curvature;

Southwesterly along a curve to the right having a radius of 275.00 feet, a central angle of 20° 40' 58", a tangent length of 50.18 feet, an arc length of 99.27 feet and a chord which bears S 68° 07' 29" W 98.73 feet to an iron pin set for a point of tangency;

S 78° 27' 58" W 81.43 feet to the Point of Beginning;

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Thence: S 78° 27' 58" W 93.27 feet along the north right-of-way line of Redland Mesa to an iron pin set for a point of curvature;

Thence: Northwesterly along a curve to the right having a radius of 25.00 feet, a central angle of 94° 41' 07", a tangent length of 27.13 feet, an arc length of 41.31 feet and a chord which bears N 54° 11' 29" W 36.77 feet to an iron pin set;

Thence: S 83° 09' 05" W 170.00 feet to an iron pin set for the most northwesterly corner of Lot 132, Block 1, NCB 18981, Redland Heights, Unit 3A Volume 9532 Page 201 of the Deed and Plat Records of Bexar County, Texas;

Thence: N 06° 50' 55" W 465.55 feet to an iron pin set;

Thence: N 29° 24' 36" W 384.64 feet to an iron pin set;

EXHIBIT A

Thence: N 17° 33' 57" E 217.16 to an iron pin set;

Thence: Southeasterly along a curve to the right having a radius of 150.00 feet, a central angle of 13° 36' 30", a tangent length of 17.90 feet, an arc length of 35.63 feet and a chord which bears S 65° 37' 47" E 35.54 feet to an iron pin set for a point of reverse curvature;

Thence: Southeasterly along a curve to the left having a radius of 275.00 feet, a central angle of 07° 46' 39", a tangent length of 18.69 feet, an arc length of 37.33 feet and a chord which bears S 62° 42' 50" E 37.30 feet to an iron pin set;

Thence: N17° 33' 57" E 143.58 feet to an iron pin set;

Thence: S 72° 26' 03" E 253.00 feet to an iron pin set;

Thence: S17° 33' 57" W 238.20 feet to an iron pin set;

Thence: S29° 24' 36" E 117.78 feet to an iron pin set;

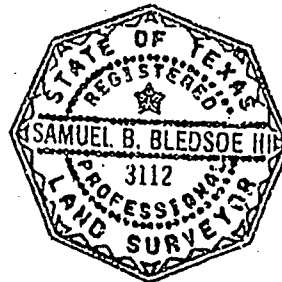
Thence: S26° 07' 36" E 151.72 feet to an iron pin set;

Thence: S06° 50' 55" E 553.73 feet along the west property line of Lots 17, 18 and 24, Block 1, NCB-18981, Redland Heights, Unit - 1 Volume 9529 page 203 to the POINT OF BEGINNING and containing 7.6294 acres of land.

1-6155

December 4, 1995

PD/lk



Book D Volm 06667 Page 00565

AFTER RECORDING RETURN TO:

RICK TRIPLET, ESQUIRE
GRAVES, DOUGHERTY, HEARON & MOODY
P. O. BOX 98
AUSTIN, TX 78767-0098

(P)

EXHIBIT A

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D 06667 00366

Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal law. STATE OF TEXAS, COUNTY OF BEXAR I hereby certify that this instrument was FILED in File Number, Sequence or No. 184 AND 4; the same stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 15 1996



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Feb 14 1996

At 8:38am

Receipt #: 199901
Recording: 19.00
Doc/Hgat: 6.00

Doc/Num : 96- 0020857

Deputy -Betty Sepulveda

RECORDERS REMARKS

At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to: (illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

A. The Subdivision's Entry Gate will be open to the public from 7:00 a.m. to 6:00 p.m. Monday through Sunday, until 6 months following the Declarant's conveyance of the last Lot, whether now existing or hereafter platted as a part of the Subdivision. This right of entry is to assure access to Lots by prospective new home purchasers and builders in connection with the construction and marketing of Lots and new homes in the Subdivision.

II. **Exterior Fencing.** The Owner of each residence constructed on a Lot that (i) is located on the real property described on Exhibit "A", and (ii) abuts Redland Road (the "Road") shall construct or cause to be constructed a ~~six~~ ^{eight} foot (8') fence along that portion of such Owner's Lot that abuts the Road, which fence must be constructed in accordance with Section 2.13 of the Declaration. The Owner of each residence constructed on a Lot that (i) is located on the real property described on Exhibit "A", and (ii) abuts the 135' electric easement (the "Easement") as recorded in Volume 3463, Page 603 of the Real Property Records of Bexar County, Texas, shall construct or cause to be constructed a six foot (6') fence along that portion of such Owner's Lot that abuts the Easement, which fence must be constructed in accordance with Section 2.13 of the Declaration.

4. The President and Secretary of Redland Heights Owners Association, Inc., a Texas non-profit corporation, hereby certify that the foregoing amendments were approved by Owners owning all votes entitled to be cast, which exceeds all requirements of Section 6.2 of the Declaration.

5. Except as expressly amended and modified hereby, the covenants, restrictions, agreements, easements, terms and provisions of the Declaration shall continue in full force and effect.

6. All capitalized terms not defined herein shall have the same meaning as set forth in the Declaration. All other terms and provisions of the Declaration shall remain unchanged and the Declaration shall continue in full force and effect.

Executed to be effective as of the 2nd day of September, 1998.

DECLARANT:

INWOOD HEIGHTS SALES, LTD.,
a Texas limited partnership

By: INWOOD HEIGHTS, L.C.,
a Texas limited liability company,
as general partner

By: 
Peter A. Dwyer, President

9/2/98

SEP-02-88 WED 01:19 PM DWYER MURPHY CO
08/02/88 10:55 FAX 2102268383

FAX NO. 210 484 7770

P. 05/11

COX & SMITH #1333

0005/011

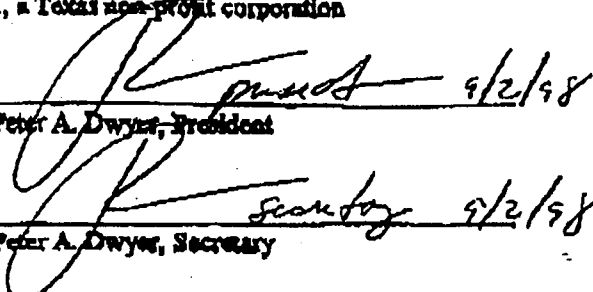
RATIFIED AND CONFIRMED:

**REDLAND HEIGHTS OWNERS ASSOCIATION,
INC., a Texas non-profit corporation**

By:


Peter A. Dwyer, President

By:


Peter A. Dwyer, Secretary

SEP-02-98 WED 01:19 PM DWYER MURPHY CO
08/02/98 10:55 FAX 2102200395

FAX NO. 210 494 7770
COX & SMITH #1833

P. 08/11
08/02/98

EXHIBIT "A"

Lots 157, 158 and 159, Block 1, New City Block 18981, REDLAND HEIGHTS, UNIT 3B, PLANNED UNIT DEVELOPMENT, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9533, Page 114, Deed and Plat Records of Bexar County, Texas.

(P)
9/2/98

FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REDLAND HEIGHTS PLANNED UNIT DEVELOPMENT, UNIT ONE

WHEREAS, by instrument entitled "Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated September 1, 1994, recorded in Volume 6202, Page 2034, Real Property Records of Bexar County, Texas, by instrument entitled "First Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated October 13, 1995, recorded in Volume 6565, Page 1013, Real Property Records of Bexar County, Texas, by instrument entitled "Second Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated January 18, 1996, recorded in Volume 6667, Page 557, Real Property Records of Bexar County, Texas, and by instrument entitled "Third Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated September 2, 1998, recorded in Volume 7654, Page 494, Real Property Records of Bexar County, Texas (as amended, the "Declaration"), imposed certain covenants and restrictions upon the real property covered by the Declaration; and

WHEREAS, the rights of Declarant were assigned to Medallion, Ltd. by Transfer and Assignment of Rights of Declarant, dated June 25, 1999, and recorded in Volume 8127, Page 0277, Real Property Records of Bexar County, Texas; and

WHEREAS, the Declarant desires to further amend and modify the Declaration to subject additional real property to the terms and conditions of the Declaration and to impose certain additional restrictions;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT:

1. The name of the Declaration is hereby amended to be "Declaration of Covenants, Conditions and Restrictions for Redland Heights, Unit 1, Unit 2, Unit 3, Unit 3-A, Unit 3-B and Unit 3-C, Planned Unit Development, Bexar County, Texas."
2. Pursuant to Section 6.2.1 of the Declaration, the real property described by plat for Redland Heights Unit 3C, recorded in Volume 9546, Page 143, Deed and Plat Records of Bexar County, Texas, as shown on Exhibit "A" attached hereto, is hereby made subject to all of the terms and provisions of the Declaration and this Amendment as of the effective date hereof. From and after the effective date hereof, the terms "Property" and "Subdivision," as used in the Declaration, shall include Redland Heights, Unit 3C.

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3. The Declarant hereby amends the Declaration as follows:

a. Section 2.14 of the Declaration is hereby amended to read in its entirety as follows:

2.14. Carports; Garages. No carports shall be erected or permitted to remain on any Lot. Each residence constructed on a Lot shall have attached to it an enclosed garage that shall be large enough to accommodate at least two (2) full size passenger automobiles. Side entry garages are not mandatory on corner lots in Unit 3C. All garage doors shall be kept in the closed position when the garage is not being used for ingress and egress by the Owner or occupant of the Lot.

b. Section 2.13, Fences, of the Declaration is hereby amended by adding the following paragraph, which will read in its entirety as follows:

Attached hereto as Exhibit "B" is a survey of the Subdivision fence In Unit 3C ("Subdivision Fence") along a portion of Redland Road and the entrance along Redland Woods. This fence encroaches into Lots 173, 174, 175 and 176 along Redland Road and is outside the property line of Lots 177 and 178 along Redland Woods. The landscaping area outside of the Subdivision Fence shall be maintained by the Association; any areas inside the Subdivision Fence that are contiguous to an Owner's lot, shall be maintained by that Owner. In addition, the Subdivision Fence at the entrance to the Subdivision on both sides of Redland Woods shall be maintained by the Association. No other fences other than the Subdivision Fence shall be permitted along the rear property lines of Lots 173, 174, 175, 176, 177 and 178, Block 1, NCB 18981, Redland Heights, Unit 3C, and no additions or changes, of any kind, shall be made to the Subdivision Fence without the prior written approval of the Architectural Committee. In addition, the Subdivision Fence along Redland Road and the entry of Redland Woods specific to Lots 2, 3, 4, 5 and 6, Block 1, Redland Heights, Unit 1, shall be subject to the same restrictions described above that apply to Unit 3C lots.

c. Section 3.10 of the Declaration is hereby amended to read in its entirety as follows:

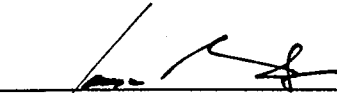
3.10. Address. Plans and specifications shall be submitted to the Architectural Committee in care of Medallion, Ltd., Attention: Redland Heights Architectural Committee, 6929 Camp Bullis Road, San Antonio, Texas 78256, or such other address as may be designated from time to time in writing by the Architectural Committee.

- 4. The President and Secretary of Redland Heights Owners Association, Inc., a Texas non-profit corporation, hereby certify that the foregoing amendments were approved by Owners owning all votes entitled to be cast, which exceeds all requirements of Section 6.2 of the Declaration.
- 5. Except as expressly amended and modified hereby, the covenants, restrictions, agreements, easements, terms and provisions of the Declaration shall continue in full force and effect.
- 6. All capitalized terms not defined herein shall have the same meaning as set forth in the Declaration. All other terms and provisions of the Declaration shall remain unchanged and the Declaration shall continue in full force and effect.

Executed to be effective as of the ____ day of April, 2000.

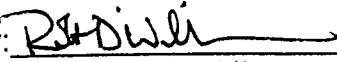
DECLARANT:

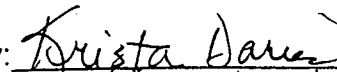
MEDALLION, LTD., a Texas limited partnership, by its general partner, MEDALLION BUILT HOMES, INC., a Texas corporation

By: 
James W. Bastoni, President

RATIFIED AND CONFIRMED:

REDLAND HEIGHTS OWNERS ASSOCIATION, INC., a Texas non-profit corporation

By: 
Name: Robert D. Williamson
Its: President

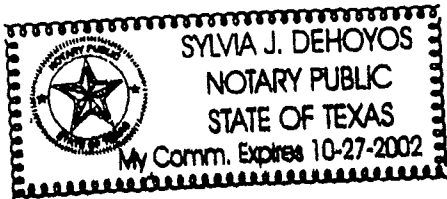
By: 
Name: Krista Darier
Its: Secretary

VOL 08387 PG 00994

STATE OF TEXAS)

COUNTY OF BEXAR)

This document was acknowledged before me by James W. Bastoni, President of Medallion Built Homes, Inc., general partner of Medallion, Ltd., a Texas limited partnership, on behalf of said corporation and partnership, on this 18th day of April, 2000.

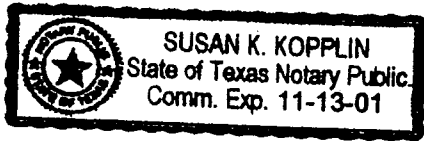


Sylvia J. DeHoyos
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF BEXAR)

This document was acknowledged before me by Robert D. Williamson, President of Redland Heights Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation, on this 17 day of April, 2000.



Susan K. Kopplin
Notary Public, State of Texas

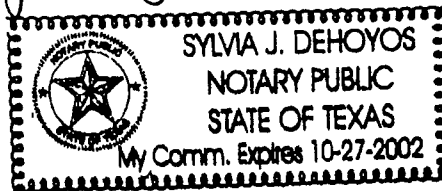
STATE OF TEXAS)

COUNTY OF BEXAR)

This document was acknowledged before me by Krista Davies, Secretary of Redland Heights Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation, on this 18th day of April, 2000.

Sylvia J. DeHoyos
Notary Public, State of Texas

After recording, please return to:
Sue Kopplin
6929 Camp Bullis Road
San Antonio, TX 78256



- (A) CABLE TELEVISION
- (B) SANITARY SEWER EASEMENT
- (C) RIGHT-OF-WAY BUILDING BLOCK
- (D) NEW CITY BLOCK
- (E) ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
- (F) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (G) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (H) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (I) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (J) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (K) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (L) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (M) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (N) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (O) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (P) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (Q) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (R) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
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- (T) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (U) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (V) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (W) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (X) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (Y) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT
- (Z) ELECTRIC, GAS, TELEPHONE, CATV EASEMENT

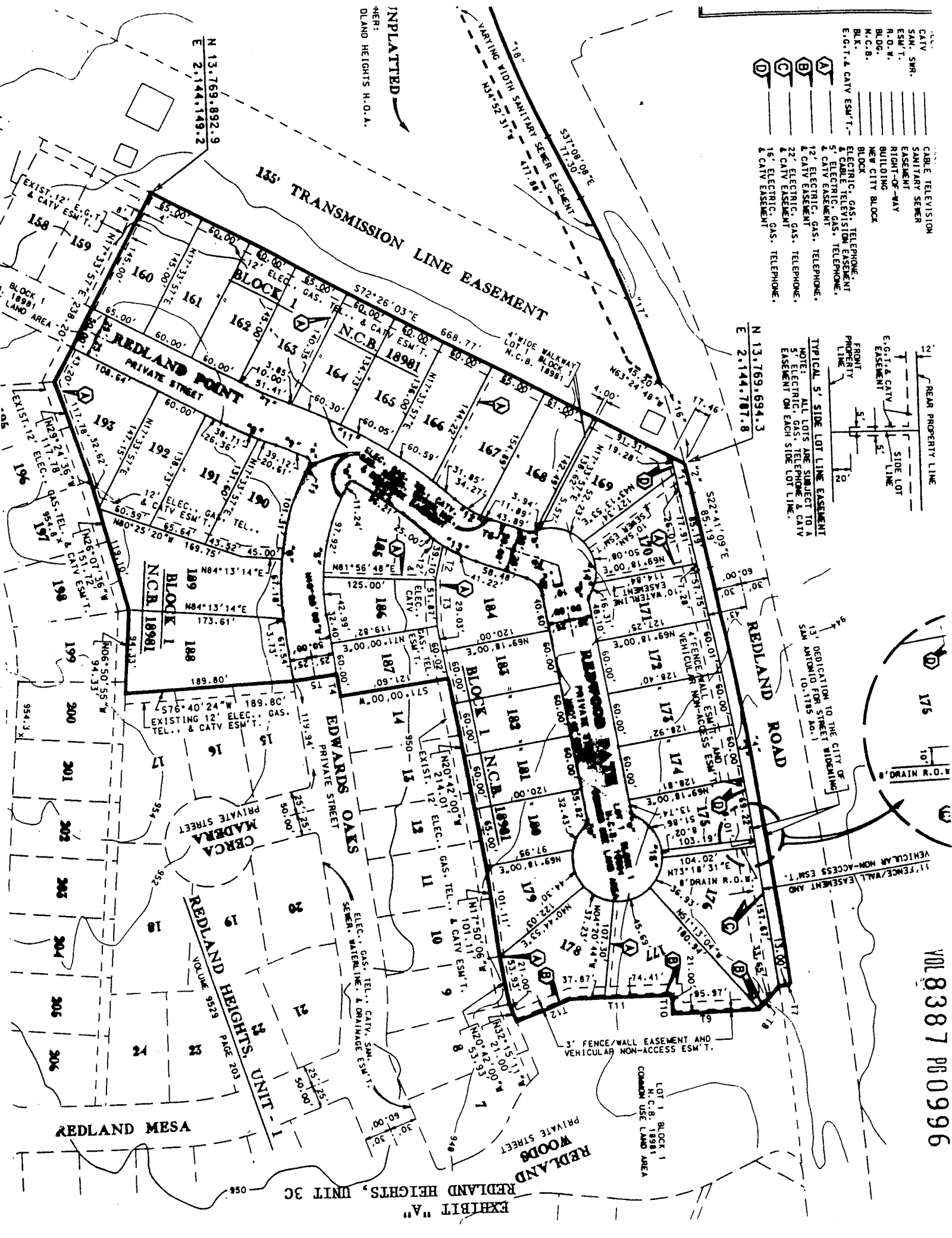
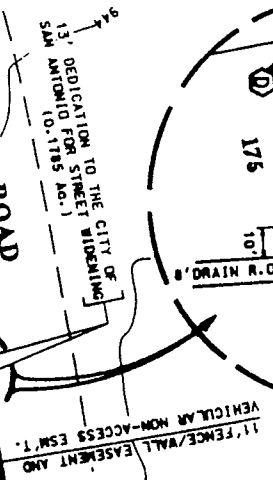
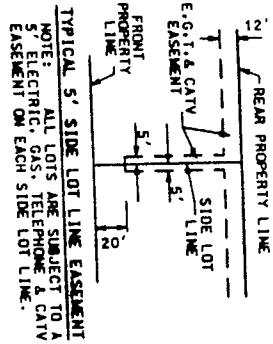


EXHIBIT "A" REDLAND HEIGHTS, UNIT 3C

REDLAND MESA

REDLAND WOODS PRIVATE STREET

REDLAND HEIGHTS UNIT 1-3

CERCA MADERA PRIVATE STREET

EDWARDS OAKS PRIVATE STREET

REDLAND POINT PRIVATE STREET

REDLAND ROAD

INPLATTED

N 13.769.892.9
E 2.144.149.2

N 13.769.694.3
E 2.144.707.8

LOT 1 BLOCK 1
N.C.B. 18981
COMMON USE LAND AREA

BLOCK 1891
LAND AREA

EXIST. 12" ELEC. & CATV ESM.T.

EXIST. 12" ELEC. & CATV ESM.T.

EXIST. 12" ELEC. & CATV ESM.T.

EXIST. 12" ELEC. & CATV ESM.T.

EXIST. 12" ELEC. & CATV ESM.T.

EXIST. 12" ELEC. & CATV ESM.T.

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EXIST. 12" ELEC. & CATV ESM.T.

EXIST. 12" ELEC. & CATV ESM.T.

EXIST. 12" ELEC. & CATV ESM.T.

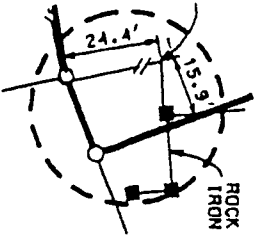
EXIST. 12" ELEC. & CATV ESM.T.

EXIST. 12" ELEC. & CATV ESM.T.

EXIST. 12" ELEC. & CATV ESM.T.

WOOD FENCE
ROCK & WROUGHT IRON FENCE

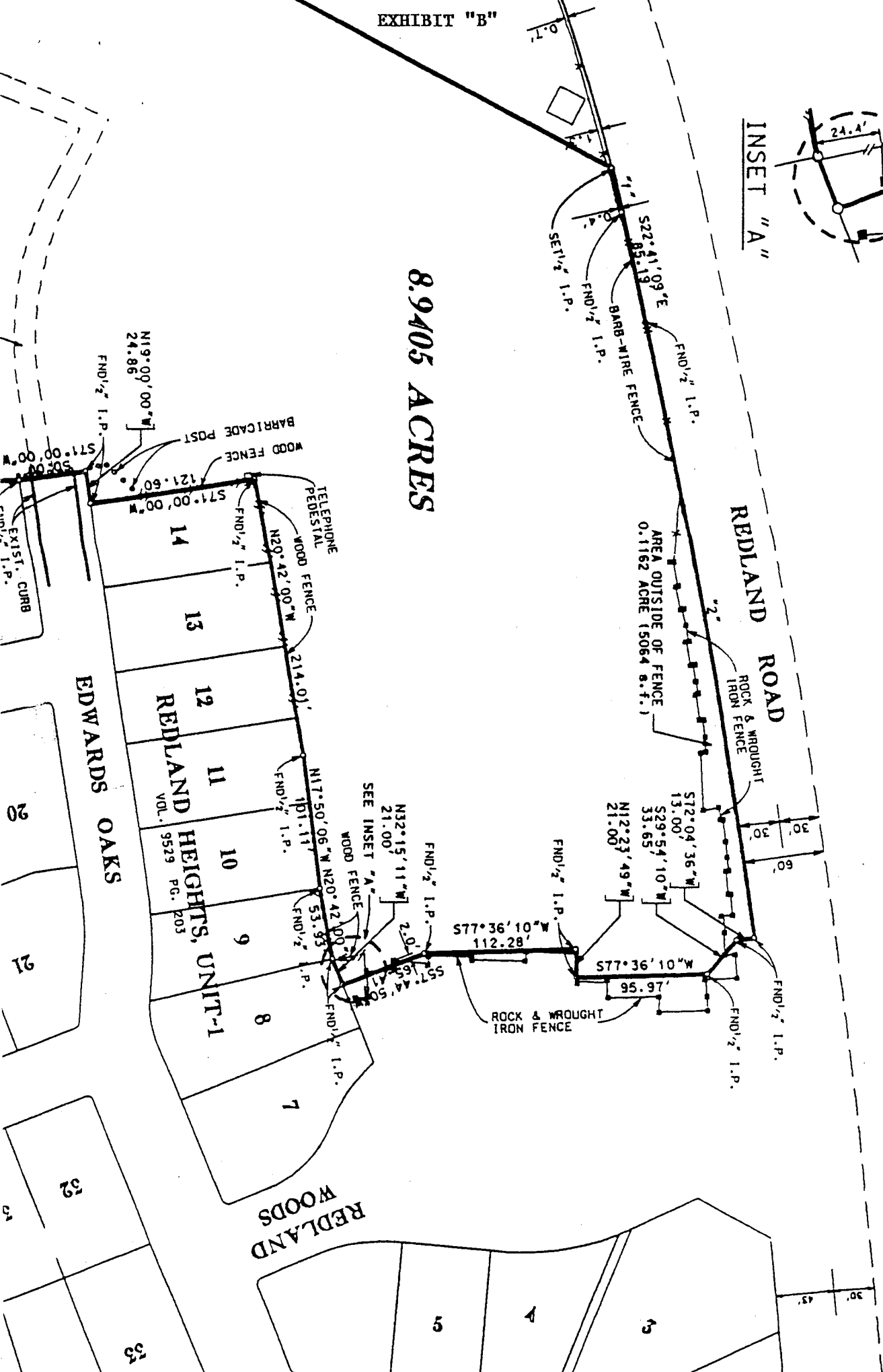
INSET "A"



8.9405 ACRES

REDLAND ROAD

AREA OUTSIDE OF FENCE
0.1162 ACRE (5064 S.F.)



VDL 08387 PG 00997

CANNOT



2001-0047204

FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REDLAND HEIGHTS PLANNED UNIT DEVELOPMENT, UNIT ONE

WHEREAS, by instrument entitled "Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated September 1, 1994, recorded in Volume 6202, Page 2034, Real Property Records of Bexar County, Texas, by instrument entitled "First Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated October 13, 1995, recorded in Volume 6565, Page 1013, Real Property Records of Bexar County, Texas, by instrument entitled "Second Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated January 18, 1996, recorded in Volume 6667, Page 557, Real Property Records of Bexar County, Texas, by instrument entitled "Third Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated September 2, 1998, recorded in Volume 7654, Page 494, Real Property Records of Bexar County, Texas, and by instrument entitled "Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated April 17, 2000, recorded in Volume 08387, Page 992, Real Property Records of Bexar County, Texas, as amended, the "Declaration"), imposed certain covenants and restrictions upon the real property covered by the Declaration; and

WHEREAS, the rights of Declarant were assigned to Medallion, Ltd. by Transfer and Assignment of Rights of Declarant, dated June 25, 1999, and recorded in Volume 8127, Page 0277, Real Property Records of Bexar County, Texas; and

WHEREAS, the Declarant desires to further amend and modify the Declaration to subject additional real property to the terms and conditions of the Declaration and to impose certain additional restrictions;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT:

1. The name of the Declaration is hereby amended to be "Declaration of Covenants, Conditions and Restrictions for Redland Heights, Unit 1, Unit 2, Unit 3, Unit 3-A, Unit 3-B, Unit 3-C and Unit 3-D, Planned Unit Development, Bexar County, Texas."
2. Pursuant to Section 6.2.1 of the Declaration, the real property described by plat for Redland Heights Unit 3-D, recorded in Volume 9549, Page 142, Deed and Plat Records of Bexar County, Texas, as shown on Exhibit "A" attached hereto, is hereby made subject to all of the terms and provisions of the Declaration and this Amendment as of the effective date hereof. From and after the effective date hereof, the terms "Property" and "Subdivision," as used in the Declaration, shall include Redland Heights, Unit 3-D.
3. The Declarant hereby amends the Declaration as follows:

VOL 08387 PG 00101

Section 3.10 of the Declaration is hereby amended to read in its entirety as follows:

3.10. Address. Plans and specifications shall be submitted to the Architectural Committee in care of Medallion, Ltd., Attention: Redland Heights Architectural Committee, 6929 Camp Bullis Road, San Antonio, Texas 78256, or such other address as may be designated from time to time in writing by the Architectural Committee.

- 4. The President and Secretary of Redland Heights Owners Association, Inc., a Texas non-profit corporation, hereby certify that the foregoing amendments were approved by Owners owning all votes entitled to be cast, which exceeds all requirements of Section 6.2 of the Declaration.
- 5. Except as expressly amended and modified hereby, the covenants, restrictions, agreements, easements, terms and provisions of the Declaration shall continue in full force and effect.
- 6. All capitalized terms not defined herein shall have the same meaning as set forth in the Declaration. All other terms and provisions of the Declaration shall remain unchanged and the Declaration shall continue in full force and effect.

Executed to be effective as of the 8th day of March, 2001.

DECLARANT:

MEDALLION, LTD., a Texas limited partnership, by its general partner, MEDALLION BUILT HOMES, INC., a Texas corporation

By: [Signature]
James W. Bastoni, President

RATIFIED AND CONFIRMED:

REDLAND HEIGHTS OWNERS ASSOCIATION, INC., a Texas non-profit corporation

By: [Signature]
Name: LEON HENDERSHOT
Its: President

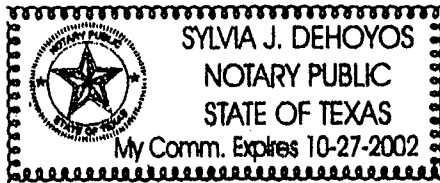
X By: [Signature]
Name: Krista Daries
Its: Secretary

VOL 08797 PGS 00102

STATE OF TEXAS)

COUNTY OF BEXAR)

This document was acknowledged before me by James W. Bastoni, President of Medallion Built Homes, Inc., general partner of Medallion, Ltd., a Texas limited partnership, on behalf of said corporation and partnership, on this 8th day of March, 2001.

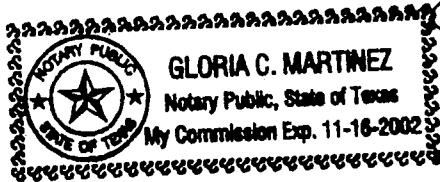


Sylvia J. DeHoyos
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF BEXAR)

This document was acknowledged before me by LEROY HENDERSHOT President of Redland Heights Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation, on this 14th day of March, 2001.

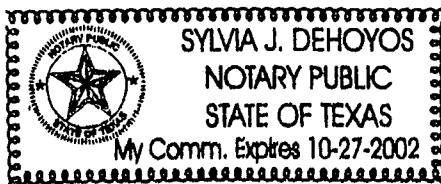


Gloria C. Martinez
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF BEXAR)

X This document was acknowledged before me by Krista Davis, Secretary of Redland Heights Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation, on this 8th day of March, 2001.



Sylvia J. DeHoyos
Notary Public, State of Texas

After recording, please return to:
Sue Kopplin
6929 Camp Bullis Road
San Antonio, TX 78256

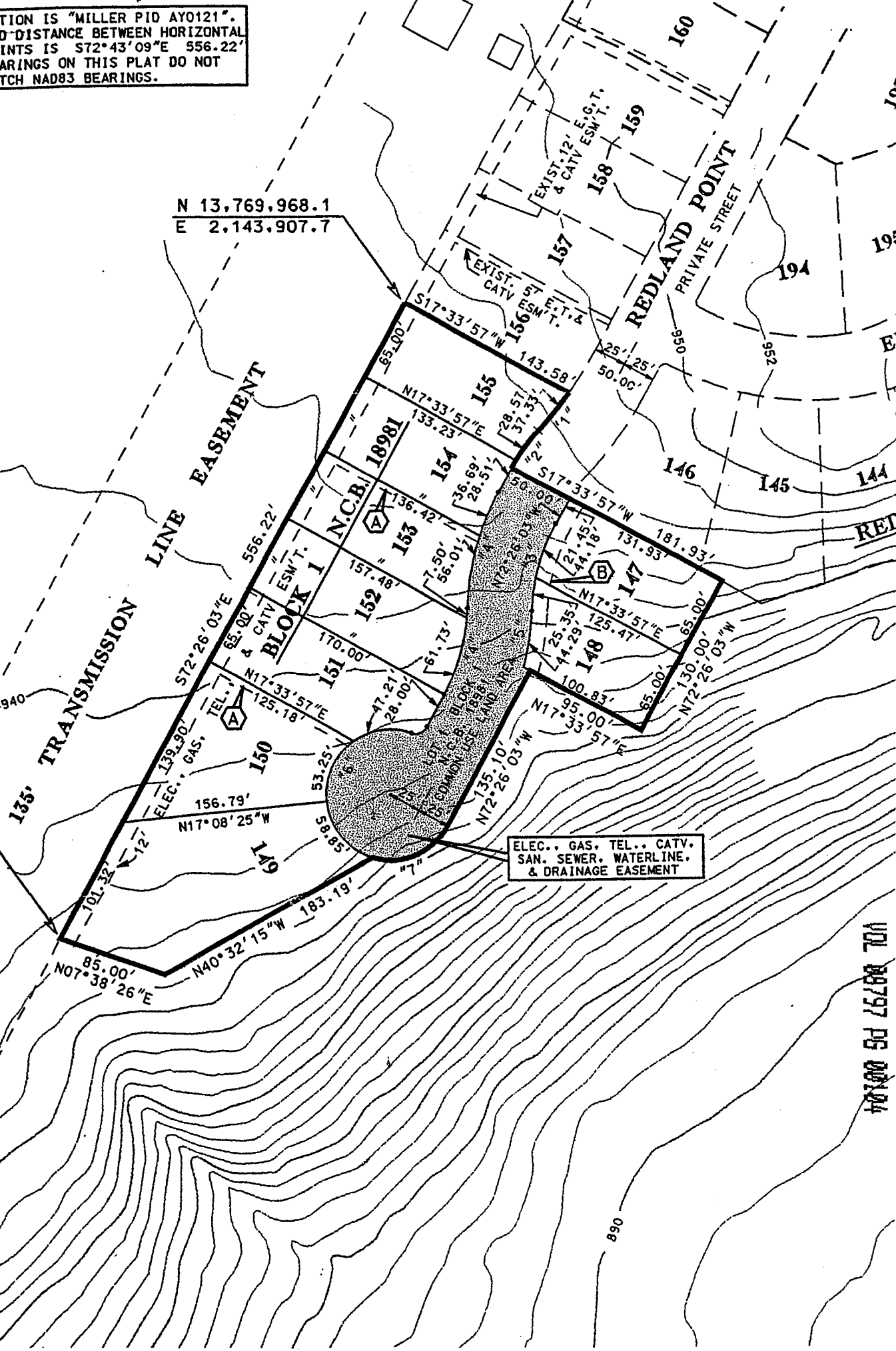
hoa/cc&rredlandhts.3D

001 00797 PG 00103

N.G.S. STATION IS "MILLER PID AY0121".
 BEARING AND DISTANCE BETWEEN HORIZONTAL
 CONTROL POINTS IS S72°43'09"E 556.22'
 NOTE: BEARINGS ON THIS PLAT DO NOT
 MATCH NAD83 BEARINGS.

N 13,769,968.1
 E 2,143,907.7

N 13,770,133.3
 E 2,143,376.5



ELEC., GAS, TEL., CATV.
 SAN. SEWER, WATERLINE,
 & DRAINAGE EASEMENT

101 08797 PG 00104



**SIXTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR REDLAND HEIGHTS PLANNED UNIT DEVELOPMENT, UNIT-1**

**(This document is being re-filed to correct an error in the
title of the document)**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, REDLAND HEIGHTS SUBDIVISION (hereinafter called "the Subdivision") is a residential community located in Bexar County, Texas, and governed by that certain Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit-1, executed by Inwood Heights Sales, Ltd., Declarant, on September 1, 1994, and recorded at Volume 6202, Page 2034, *et seq.*, Official Public Records of Real Property of Bexar County, Texas (hereinafter called "the Declaration"); and,

WHEREAS, REDLAND HEIGHTS OWNERS ASSOCIATION, INC. (hereinafter, called "the Association"), is a Texas non-profit corporation, organized under the Articles of Incorporation of Redland Heights Owners Association, Inc., executed August 23, 1994, and established for the purpose of carrying out those duties and exercising those powers prescribed by law and set forth in the Declaration, the Articles of Incorporation and the Bylaws; and,

WHEREAS, the Association is the owner of certain real property located adjacent to or nearby the Subdivision, constituting "Common Area" as that term is defined in the Declaration; and,

WHEREAS, the Association has the duty, under Article 4, Section 4.4 of the Declaration to maintain, repair, replace, clean and inspect and protect the Common Area; and,

WHEREAS, the Board of Directors of the Association and the membership have mutually concluded that it is in the best interest of the Association to divest itself of a portion of the Common Area, finding same not to be suitable or useful to the purposes of the Association; and,

WHEREAS, Article 6, Section 6.2 of the Declaration provides that the Declaration may be amended by an instrument executed and acknowledged by the President and Secretary of the Association setting forth an amendment and certifying that such Amendment has been approved by owners entitled to cast at least eighty percent (80%) of the number of votes entitled to be cast pursuant to Article 4, Section 4.3 of the Declaration; and,

WHEREAS, the required number of votes of Owners have been cast in favor of a Declaration Amendment, as more fully set forth below;




NOW, THEREFORE, BY THEIR SIGNATURES BELOW, the President and Secretary of the Association do certify by their signatures below that owners of at least eighty percent (80%) of the number of votes entitled to be cast pursuant to Section 4.3 of the Declaration have affirmed and expressly cast their votes in favor of the following Declaration amendment, such that it has been validly adopted, to-wit:

Article 4, Section 4.5 of the Declaration is amended by addition of the following provision, concerning powers and authority of the Association:


4.5.7. To convey Common Area of the Association, upon an affirmative vote of a majority of the Board of Directors of the Association, to any private or public entity, organization or person, upon such terms and for such purposes as the Board may agree upon.

Executed this 27 day of April, 2004.

REDLAND HEIGHTS OWNERS ASSOCIATION, INC.

BY: 
Steve Maese, President

ATTEST:

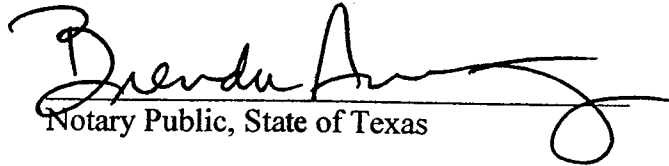


Chuck Swalla, Secretary

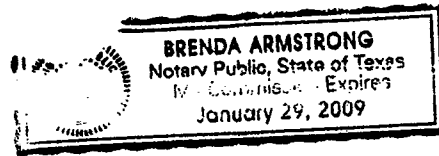
STATE OF TEXAS
COUNTY OF BEXAR

§
§
§

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by the persons whose names and signatures appears above, on the date of execution set forth above.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
6343 IH 10 West, Suite 700
San Antonio, Texas 78201



4087001/394628

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAY 12 2005




COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20050104507 Fees: \$18.00
05/12/2005 3:26PM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

99- 0172159

TRANSFER AND ASSIGNMENT OF RIGHTS OF DECLARANT

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, by instrument entitled "Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development, Unit One" dated September 1, 1994, recorded in Volume 6202, Page 2034, of the Real Property Records of Bexar County, Texas, by instrument entitled "First Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development Unit One" dated October 13, 1995, recorded in Volume 6565, Page 1013, of the Real Property Records of Bexar County, Texas, by instrument entitled "Second Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development Unit One" dated January 18, 1996, recorded in Volume 6667, Page 557, of the Real Property Records of Bexar County, Texas and by instrument entitled "Third Amendment to Declaration of Covenants, Conditions and Restrictions for Redland Heights Planned Unit Development Unit One" dated of even date therewith (as amended, the "Declaration"), imposed certain covenants and restrictions upon the real property covered by the Declaration; and

WHEREAS, pursuant to Section 1.10 of the Declaration, Inwood Heights Sales, Ltd., a Texas limited partnership (the "Declarant") desires to transfer and assign all of the Declarant's rights as the Declarant to Medallion, Ltd., a Texas limited partnership.

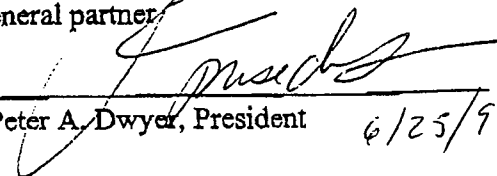
For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declarant pursuant to Section 1.10 of the Declaration, hereby transfers and assigns any and all of Declarant's rights as the Declarant to Medallion, Ltd., a Texas limited partnership.

Executed to be effective as of the 25 day of June, 1999.

DECLARANT:

INWOOD HEIGHTS SALES, LTD.,
a Texas limited partnership

By: INWOOD HEIGHTS, L.C.,
a Texas limited liability company,
as general partner.

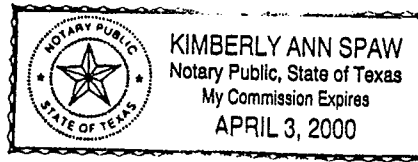
By: 
Peter A. Dwyer, President 6/25/99

THE STATE OF TEXAS §

COUNTY OF TARRANT

This instrument was acknowledged before me on the 25th day of June, 1999, by PETER A. DWYER, President of INWOOD HEIGHTS, L.C., a Texas limited liability company, as general partner of INWOOD HEIGHTS SALES, LTD., a Texas limited partnership, on behalf of said limited liability company and said limited partnership.

Kimberly Ann Spaw
NOTARY PUBLIC, State of Texas



Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Sep 09 1999

At 1:07pm

Receipt #: 262241
Recording: 5.00
Doc/Mgmt: 6.00

Doc/Num : 99- 0172159

Deputy -Michelle Garcia

SEP 09 1999



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

P

**REDLAND HEIGHTS OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE**

RESOLUTION NO. 1 - AMENDMENT

CRITERIA FOR DESIGN AND PLACEMENT OF STORAGE BUILDINGS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions were established among other reasons **“.....to preserve....the natural beauty of the Property....to avoid harsh contrasts between structures and landscape, to guard against the erection of poorly designed or proportioned structures and the use of unsuitable materials...secure the erection of attractive improvements which are harmonious with their sites...enhance the environmental quality and economic value of the Property...”** and

WHEREAS, Article 3 establishes an Architectural Control Committee with the express authority to construe and interpret the Covenants and Committee decisions based upon those Covenants shall be final and binding upon the applicant and other Owners, and

WHEREAS, Article 2.11.2 states **“...storage areas...shall be appropriately screened from view....”** and Article 2.11.3 states **“....No tent, shack, barn or other temporary Improvement shall be placed upon any portion of the Property; provided, however, that temporary structures necessary for storage of tools and equipment...may be maintained with the prior written approval of the Architectural Committee, such approval to include the nature, size, duration and location of such structure.”**

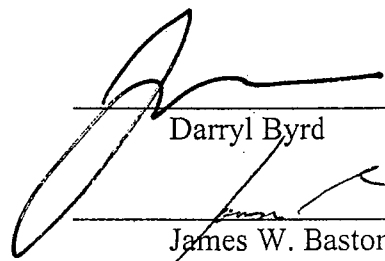
WHEREAS, the Architectural Control Committee desires to establish guidelines for the design and placement of Storage Buildings on the lots in the subdivision:

NOW, THEREFORE, the following guidelines are established for the design and placement of storage buildings on the lots in the subdivision:

1. Storage buildings are limited to 120 square feet in size by external measurement.
2. Materials are to be the same as existing home, i.e., roofing materials, siding, paint color and quality of materials.
3. Building height limited to 9 ft. tall at highest point.
4. Roof structure must be gabled - no flat roofs.
5. No metal storage buildings.
6. Placement of storage buildings must not encroach any easements.
7. Storage building should be placed on property to limit visibility from the street on which the residence fronts.

8. Additional guidelines or criteria governing the design and placement of storage buildings may be established from time to time.
9. All existing and approved nonconforming storage buildings (subject to the minimum requirements set forth in Articles 2.1.2, 2.11.2 and 2.11.3 of the Redland Heights Planned Unit Development Declaration of Covenants, Conditions, and Restrictions) will not be subject to the above restrictions unless they are modified subsequent to the passage of this resolution.

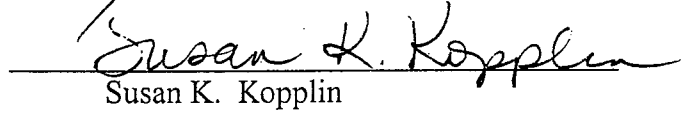
This action was taken on 8/15, 2001.



Darryl Byrd



James W. Bastoni



Susan K. Kopplin

STATE OF TEXAS
COUNTY OF BEXAR

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KNOW ALL MEN BY THESE PRESENTS:

RESOLUTION NO. 3

**RESOLUTION OF THE BOARD OF DIRECTORS
OF REDLAND HEIGHTS HOMEOWNERS ASSOCIATION, INC.
REGARDING BASKETBALL NETS AND HOOPS**

WHEREAS, Redland Heights Homeowners Association, Inc. (hereinafter the "Association") is a property owners association established by, and governed through, the Declaration of Covenants, Conditions and Restrictions for Redland Heights, Planned Unit Development and Declaration for Redland Heights, executed on 9/01/94, recorded in Book 9529, Page 203, Official Public Records of Real Property Bexar County, Texas, as amended (hereinafter "the Declaration"); and,

WHEREAS, the Association is also governed by the Bylaws of Redland Heights Homeowners Association, Inc. (hereinafter "the Bylaws"); and,

WHEREAS, the management of the Association is vested in the Board of Directors of the Association (hereinafter "the Board of Directors"), pursuant to the Declaration and the Bylaws; and,

WHEREAS, the Board of Directors is charged with the responsibility for handling of the business affairs of the Association, including collection of assessments and other amounts owed; and,

WHEREAS, the Board has determined that it is in the best interests of the Association to adopt a formal policy regarding basketball hoops and nets contained in Article 2.11.2 of the Declaration of Covenants, Conditions and Restrictions ;

NOW, THEREFORE , BE IT, AND IT IS HEREBY, RESOLVED that basketball hoops and nets shall be subject to the following policy:

1. No permanent basketball hoops and nets shall be placed on any street, sidewalk, or the area between the curb and the sidewalk.
2. No basketball hoops and nets shall be permanently placed in the front yard of any residence on the property or attached to the residence.
3. Portable basketball hoops and nets may be temporarily used in the front yard or street of any residence, at no time on the sidewalk, provided the following criteria are met and approved by the Board,
 - (a) Adjacent homeowners on each side, and the Three (3) directly across the street must approve its use. If located in a cul-de-sac, homeowner must have approval from the two (2) adjacent homeowners on each side, four (4) total approvals,
 - (b) The basketball hoops and nets must be removed daily and placed out of public view, when not in use. At no time shall they be left out overnight,
 - (c) The prospective homeowner of the basketball hoops and nets must present satisfactory proof of compliance to items (A) and (b) above and must obtain approval from the Board prior to use.

Thus resolved by the Board of Directors, adopted at a duly properly called meeting of the Board of Directors on the _____ day of _____ 2005, to certify the President and Secretary of the Association have affixed their signatures below.

REDLAND HEIGHTS HOMEOWNERS ASSOCIATION

By: WA Bayliss
President

ATTEST:

Joe Negrete
Secretary