

**THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS AND EASEMENTS**

CREEKMORE MEADOWS

STATE OF TEXAS

COUNTY OF AUSTIN

WHEREAS, pursuant to Article VIII, Section III of the Second Amendment of Covenants, Conditions, Restrictions, Reservations and Easements dated September 28, 2022, recorded in **Document No. 225687**, Official Public Records, Austin County, Texas (the “Restrictions”), the undersigned, being the Developer, owning a majority of the Lots in Creekmore Meadows Subdivision (the “Subdivision”), and pursuant to hereby amends the Restrictions as follows:

Article VI, Section IV, Item A:

A. Single, double or triple wide manufactured homes or trailers, kit homes or modular homes shall be permitted to be placed or built on any Lot within the Subdivision provided all such homes have been manufactured within two (2) years of the date they are placed on a Lot and such homes are a minimum of one thousand one hundred fifty (1,150 sq. ft.) square feet. As used herein, the term "single-family" shall be construed to prohibit use of any Lot for duplex houses, condominiums, townhouses or apartment houses. The term “single-family residential use” shall be construed to prohibit multiple families from utilizing any individual Lot as a permanent residence. All homes constructed on a Lot must be a minimum of one thousand one hundred fifty (1,150 sq. ft.) square feet of temperature-controlled living space, not including garages and porches in said square footage calculations. There shall be no camping or recreational vehicles permitted on any unimproved Lot. All culverts in the Subdivision and first forty (40’) feet of driveway from the county road on each Lot must be installed by the Developer or its designee, at the owner’s expense, in order to comply with county specifications.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand as of this ____ day of November, 2022.

DEVELOPER:

Creekmore Development, LLC, a
Texas Limited Liability Company

By: _____
James Creekmore, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me this ____ day of November 2022 by James Creekmore, Manager of Creekmore Development, LLC, a Texas Limited Liability Company, on behalf of said company.

Notary Public, State of Texas