

133246

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF PEBBLE RIDGE ESTATES, SECTION ONE AND TWO

THE STATE OF TEXAS §
 §
COUNTY OF DEWITT §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the owners of at least 67% of the lots in Pebble Ridge Estates, Section One and Section Two, additions to the City of Cuero, DeWitt County, Texas, as shown on plat of said additions of record in Volume 1, Page 45B, Plat Records of DeWitt County, Texas, said owners also being 67% of the members of the Pebble Ridge Estates Owners Association ("the Association"), HEREBY AMEND AND CHANGE the restrictive covenants, conditions, and limitations affecting Pebble Ridge Estate, Section One and Two, which said restrictions are outlined in one instrument, for Section One, dated May 12, 2014 and recorded in Volume 513, Page 301, Official Records, DeWitt County, Texas and another instrument, as to Section Two, dated July 12, 2014 and recorded in Volume 515, Page 417, Official Records, DeWitt County, Texas (both of these documents collectively referred to herein and below as "the "Restrictions") AS FOLLOWS:

Article IV, Section 14 of the Restrictions under the heading "Use Restrictions," and the subheading "Fences, Walls and Hedges", which presently reads:

"No fence, wall or hedge shall be placed or permitted to remain on any Lot nearer to the street or streets adjoining such lot than is permitted for the main residence on such lot, except for decorative subdivision entry fences. All fences shall be made of either wood or new vinyl (if wood or new vinyl, then all posts and supports supporting said fence shall be on the inside of the fence, facing the fence owner's fenced in yard or house), brick, stone, rock, or decorative rod iron. All barbed wire and chain link fences are prohibited. All fences and their location must be approved by the Architectural Control Committee."

IS HEREBY AMENDED TO READ:

"No fence, wall or hedge shall be placed or permitted to remain on any lot nearer to the street or streets adjoining such lot than is permitted for the main residence on such lot, except for decorative subdivision entry fences. All fences shall be made of either brick, stone, rock, wood or new vinyl, except as provided below (if wood or new vinyl, then all posts and supports supporting said fence shall be on the inside of the fence, facing the fence owner's fenced in yard or house).

All homes built and finished, after the effective date of this amendment of restrictions, must have a fence that encloses the back yard that is no more than six (6) feet in height. Construction of the enclosed back yard fence must be completed within six (6) months of the completed construction of the new home; the Architectural Control Committee of the Association may, at its discretion, grant an extension of this six month deadline to finish construction of the fence to the owner of the new home if it deems reasonable in consideration of the particular circumstances on a case-by-case basis. Lots, which property lines back up to open pasture or agricultural area, may have fences in those areas of welded wire or deer fencing, as long as said type of fence is not visible from the street. All fences and their locations must be approved by the Architectural Control Committee."

The undersigned fully intend that this amendment shall be immediately effective upon signature of this amendment by 67% of the owners of the lots in Pebble Ridge Estates, Section One and Two. This amendment are covenants running with the land and are binding on the owners of all lots in the above additions, their heirs and assigns, for the benefit of the owners of all of the lots in said additions, and their heirs and assigns.

Except as amended hereby, the Restrictions of said additions shall remain unchanged, except as they may have been amended prior to the date hereof.

DATED Sept. 10, 2020