



**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SHIN OAK BEND**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BURNET §

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SHIN OAK BEND (this "First Amendment") is made to be effective as of the 2nd day of March, 2023, by HOMETOWN RENOVATIONS, LLC, a Texas limited liability company (the "Declarant").

WITNESSETH:

WHEREAS, Declarant recorded the Declaration of Covenants, Conditions and Restrictions for Shin Oak Bend on March 3, 2023 as Instrument No. 202302031 of the Real Property Records of Burnet County, Texas (the "Declaration"); and

WHEREAS, Article XIII, Section 13.2(a) of the Declaration provides that the Class "B" Member may amend the Declaration for any purpose until termination of the Development Period; and

WHEREAS, the Development Period has not yet expired, and Declarant is the sole Class "B" Member under the Declaration; and

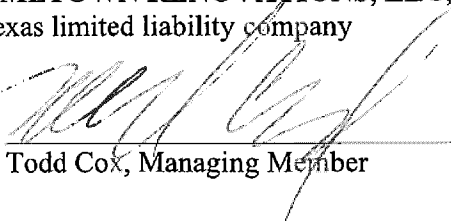
WHEREAS, the Declarant desires to amend the Declaration to correct the legal description of the property which is subject to the Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. **Exhibit "A"** to the Declaration is hereby amended by deleting that Exhibit and replacing it with the Exhibit attached to this First Amendment as **Exhibit "A."**
2. Except as modified by the First Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned duly authorized agent of the Declarant has executed this First Amendment as of the date stated above.

HOMETOWN RENOVATIONS, LLC,
a Texas limited liability company

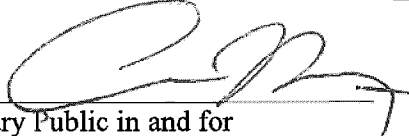
By: 
Todd Cox, Managing Member

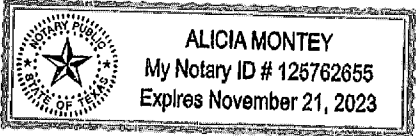
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BURNET §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, personally appeared **TODD COX**, Managing Member of **HOMETOWN RENOVATIONS, LLC**, a Texas limited liability company, and acknowledged that he executed the foregoing document on behalf of said company.

SUBSCRIBED AND SWORN TO BEFORE ME on this 3rd day of March, 2023.


Notary Public in and for
the State of Texas
My Commission Expires: 11-21-2023



AFTER RECORDING RETURN TO:
Riddle & Williams, P.C.
3811 Turtle Creek Blvd., Suite 500
Dallas, Texas 75219

EXHIBIT "A"**Property Subject to Declaration**

Being 227.49 acres of land, more or less, out of the Archibald S. Lewis Survey No. 72, Abstract No. 567, Burnet County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Exhibit "A"

Field Notes of 227.49 Acres being all of a 227.486 acre tract, Exhibit 'C' - Tract 3, Volume 358, Page 55 Deed Records of Burnet County, Texas and out of the Archibald S. Lewis Survey, Abstract 567, Burnet County, Texas.

BEGINNING at a point in County Road 252, the ostensible west line of the Lewis Survey, for the upper southwest corner of a 227.486 acre tract, Exhibit 'B' - Tract 2, Volume 358, Page 55 Deed Records of Burnet County, Texas, and the northwest corner of the subject tract, a 60D nail found in 3" cedar post in the ostensible west line of the Lewis Survey bears N 19°58'50" W 23.44 feet and a 1/2" iron pin found in the north line of a 325.75 acre tract, Volume 674, Page 543 Real Property Records of Burnet County, Texas bears S 87°50'08" W 361.53 feet.

THENCE with the upper south line of Tract 2, the upper north line of Tract 3, and generally in C.R. 252:
 N 54°28'28" E 190.29 feet;
 N 54°36'29" E 265.48 feet;
 N 58°00'32" E 148.52 feet to a point for the upper northwest corner of Tract 3, an interior corner of Tract 2, and the upper northeast corner of the subject tract.

THENCE S 20°15'58" E, with the lower west line of Tract 2 and the upper east line of Tract 3; at 12.03 feet pass a 5/8" iron pin set by a 9" cedar post; continuing generally with the fence a total of 2693.92 feet to a 5/8" iron pin set by a 6" cedar post for the lower southwest corner of Tract 2 and an interior corner of Tract 3.

THENCE N 69°45'12" E, with the lower south line of Tract, the lower north line of Tract 3, and generally with the fence, 2081.44 feet to an 8" cedar post found in the ostensible east line of the Lewis Survey, the west line of Rocky Mountain Ranch No. 4 Subdivision, Cabinet 3, Slide 100 C&D - 101 A Plat Records of Burnet County, Texas, for the southeast corner of Tract 2, the lower northeast corner of Tract 3, and the lower northeast corner of the subject tract.

THENCE with the ostensible east line of the Lewis Survey, the west line of Rocky Mountain Ranch No. 4, the lower east line of Tract 3, and generally with the fence, S 20°42'22" E 1634.21 feet to a 1/2" found iron pin and S 20°27'22" E 1460.02 feet to a 2-7/8" pipe post found for the ostensible southeast corner of the Lewis Survey, an interior corner of Rocky Mountain Ranch No. 4, the southeast corner of Tract 3, and the southeast corner of the subject tract.

THENCE with the ostensible south line of the Lewis Survey, the north line of Rocky Mountain Ranch No. 4, the south line of Tract 3, and generally with the fence, S 69°39'47" W 1316.04 feet to a 1/2" iron pin found by an 8" cedar post in the north line of Rocky Mountain Ranch No. 5, Cabinet 3, Slide 143 C&D Plat Records of Burnet County, Texas and S 69°32'39" W 1399.75 feet to a 5/8" iron pin found by a 10" cedar post in the north line of a 5.478 acre tract, Volume 309, Page 781 Deed Records of Burnet County, Texas, for the ostensible southwest corner of the Lewis Survey, the southeast corner of the 325.75 acre tract, the southwest corner of Tract 3, and the southwest corner of the subject tract, a 6" cedar post found for the northwest corner of the 5.478 acre tract bears S 69°28'52" W 415.92 feet.

THENCE with the ostensible west line of the Lewis Survey, the east line of the 325.75 acre tract, the west line of Tract 3, and generally with the fence, N 19°53'30" W 2272.77 feet to a 60D nail in an 8" treated post and N 19°58'50" W; at 3358.56 feet pass 0.48 feet left of a 5/8" set iron pin; continuing a total of 3372.84 feet to the POINT OF BEGINNING.