

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR HERITAGE HILLS TOWNHOMES**

5365

STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

KNOW ALL MEN BY THESE PRESENTS:

THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE HILLS TOWNHOMES, is made on the date of recordation hereof, by the undersigned Owners within Heritage Hills Townhomes, being Owners of Heritage Hills Townhomes owning not less than fifty percent (50%) of the lots located within Heritage Hills Townhomes (the undersigned being hereinafter collectively called the "Declarants").

WHEREAS, Heritage Hills Townhomes (hereinafter collectively the "Subdivision") was subdivided and platted by plat and restrictions recorded at 556A, Plat Records, Washington County, Texas; and

WHEREAS, a Declaration of Covenants, Conditions and Restrictions for the Subdivision is recorded at Volume 1263, Page 191, Official Records, Washington County, Texas (the "Restrictions") which Restrictions apply to all platted lots located within the Subdivision all as more specifically set out in the Restrictions; and

WHEREAS, the Declarants desire to amend the Restrictions pursuant to Article IX, Section 4 of the Restrictions; and

WHEREAS, the Declarants are filing this instrument in the Official Records of Washington County, the county in which the Subdivision is located, to formalize the amendment of the Restrictions so adopted; and

WHEREAS, the Declarants desire to place of record by recorded instrument the exact substance of such amendments.

AMENDMENTS

NOW, THEREFORE, Declarants hereby amend the Restrictions as follows:

1. Article VI, Section 2 is amended to read as follows:

“An Owner may lease an owned Unit for any term as long as such Lease is to a lessee who is:

- (1.) Related to the Owner by consanguinity or affinity;
- (2.) Is a trustee, beneficiary, or trustee of any owner who is a trust;
or
- (3.) Has a proprietary interest greater than 20% in any Owner who is a partnership or registered entity.

The Lease must be for family residential purposes only.”

[Signature pages attached.]

FIRST

**SIGNATURE PAGE TO ~~SECOND~~ AMENDMENT OF RESTRICTIONS,
PROTECTIVE COVENANTS, AND AMENDMENTS OF
HERITAGE HILLS TOWNHOMES**

OWNER: LOLETTE CHARLENE STELTER

LEGAL DESCRIPTION: Lot 1, Heritage Hills Townhomes, a Subdivision recorded at
556A, Plat Records, Washington County, Texas.

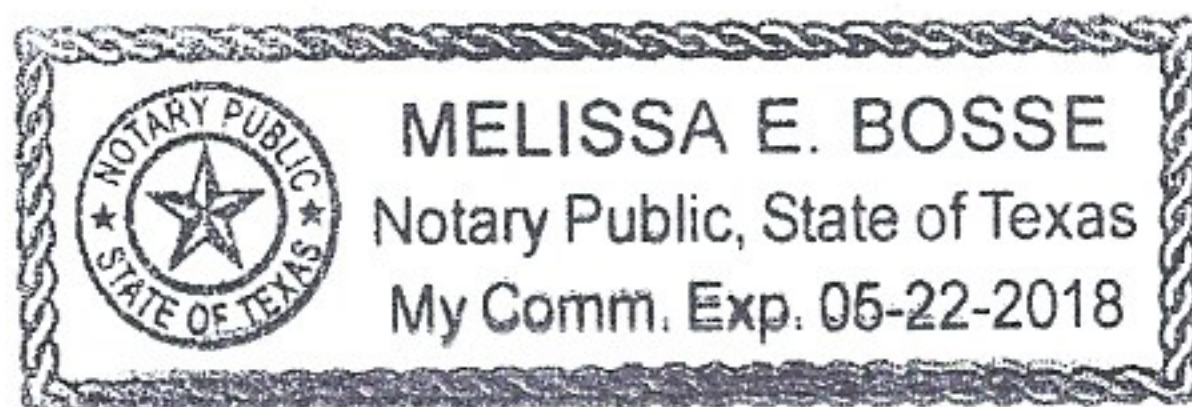
Lolette Charlene Craigen
F/K/A Lolette Charlene Stelter
LOLETTE CHARLENE CRAIGEN
F/K/A LOLETTE CHARLENE
STELTER

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 24th day of
August, 2015, by LOLETTE CHARLENE CRAIGEN F/K/A LOLETTE
CHARLENE STELTER.



Melissa E Bosse

Notary Public, State of Texas

FIRST *MLW*
**SIGNATURE PAGE TO ~~SECOND~~ AMENDMENT OF RESTRICTIONS,
PROTECTIVE COVENANTS, AND AMENDMENTS OF
HERITAGE HILLS TOWNHOMES**

OWNER: MARCIA L. WEISS

LEGAL DESCRIPTION: Lot 4, Heritage Hills Townhomes, a Subdivision recorded at 556A, Plat Records, Washington County, Texas.

Marcia L. Weiss

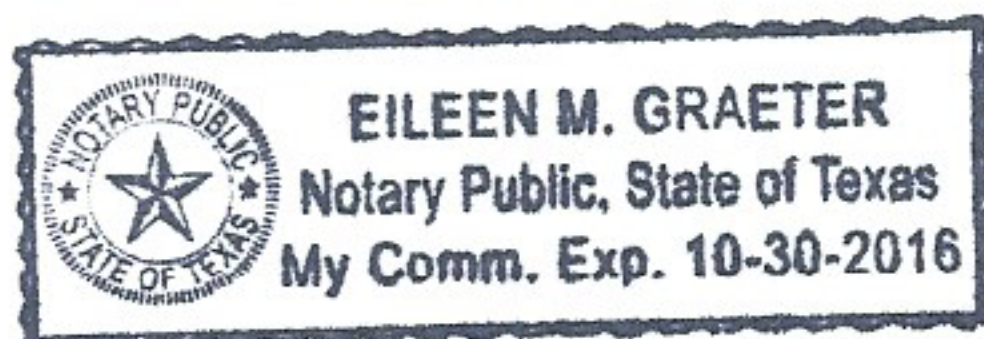
MARCIA L. WEISS

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 17th day of August, 2015, by MARCIA L. WEISS.



Eileen M. Graeter

Notary Public, State of Texas

BSS

FIRST

**SIGNATURE PAGE TO SECOND AMENDMENT OF RESTRICTIONS,
PROTECTIVE COVENANTS, AND AMENDMENTS OF
HERITAGE HILLS TOWNHOMES**

OWNER: BONNIE S. SCHEFFER

LEGAL DESCRIPTION: Lot 9, Heritage Hills Townhomes, a Subdivision recorded at
556A, Plat Records, Washington County, Texas.

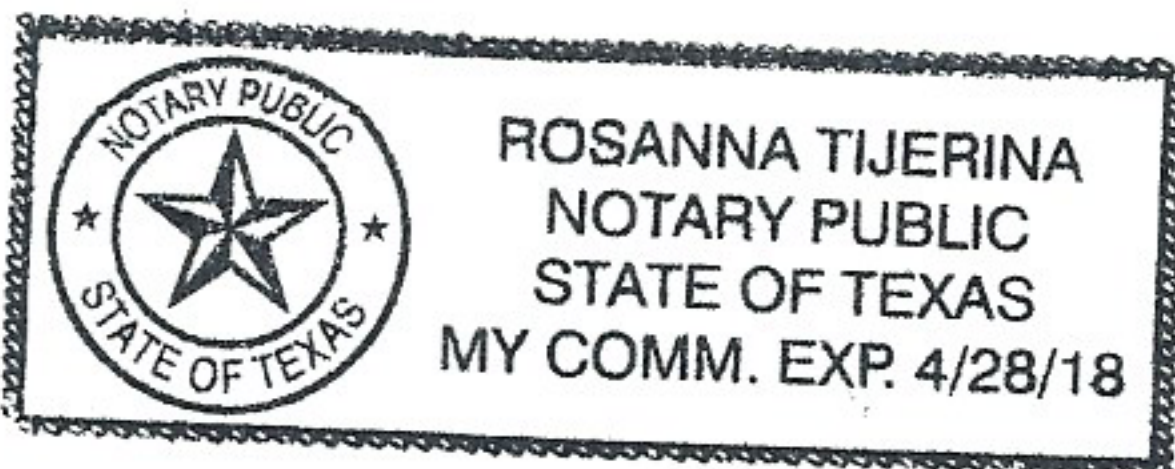
Bonnie S. Scheffer
BONNIE S. SCHEFFER

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 22nd day of
August, 2015, by BONNIE S. SCHEFFER.



[Signature]

Notary Public, State of Texas

DP

CP

FIRST

**SIGNATURE PAGE TO SECOND AMENDMENT OF RESTRICTIONS,
PROTECTIVE COVENANTS, AND AMENDMENTS OF
HERITAGE HILLS TOWNHOMES**

OWNER: DAVID R. PATTERSON and CAROL L. PATTERSON

LEGAL DESCRIPTION: Lot 8, Heritage Hills Townhomes, a Subdivision recorded at 556A, Plat Records, Washington County, Texas.

David R. Patterson
DAVID R. PATTERSON

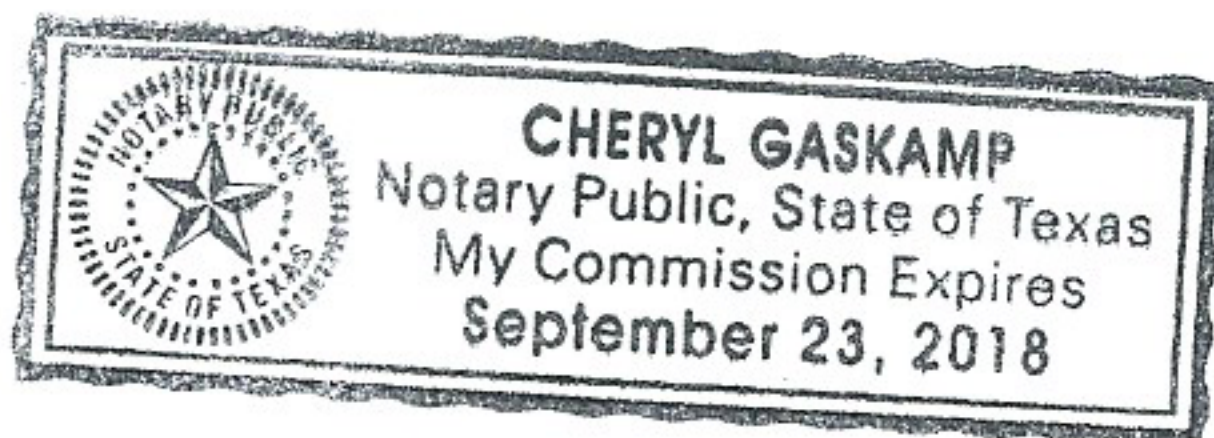
Carol L. Patterson
CAROL L. PATTERSON

ACKNOWLEDGMENTS

STATE OF TEXAS

COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 10th day of August, 2015, by DAVID R. PATTERSON.



Cheryl Gaskamp
Notary Public, State of Texas

STATE OF TEXAS

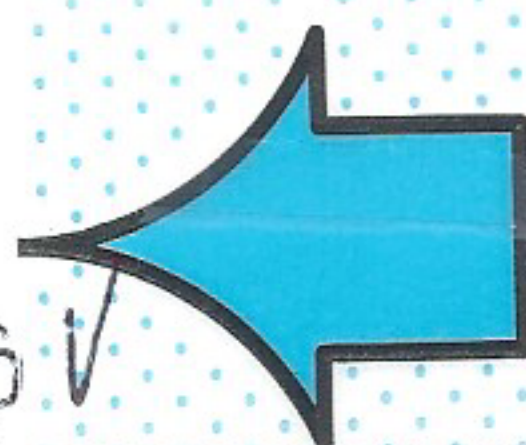
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 10th day of August, 2015, by CAROL L. PATTERSON.



Cheryl Gaskamp
Notary Public, State of Texas

FIRST S V



**SIGNATURE PAGE TO SECOND AMENDMENT OF RESTRICTIONS,
PROTECTIVE COVENANTS, AND AMENDMENTS OF
HERITAGE HILLS TOWNHOMES**

OWNER: THE ANNE SCHOENBERG VICKERS TRUST as described in the Last Will and Testament of John J. Schoenberg, Deceased, dated July 13, 2005

LEGAL DESCRIPTION: Lot 10, Heritage Hills Townhomes, a Subdivision recorded at 556A, Plat Records, Washington County, Texas.

THE ANNE SCHOENBERG VICKERS TRUST as described in the Last Will and Testament of John J. Schoenberg, Deceased, dated July 13, 2005

By: Stephen Vickers
STEPHEN VICKERS, Trustee

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 28th day of August, 2015, by STEPHEN VICKERS, Trustee of THE ANNE SCHOENBERG VICKERS TRUST as described in the Last Will and Testament of John J. Schoenberg, Deceased, dated July 13, 2005.

Patti Schilhab

Notary Public, State of Texas



FIRST 2.7.
SIGNATURE PAGE TO ~~SECOND~~ AMENDMENT OF RESTRICTIONS,
PROTECTIVE COVENANTS, AND AMENDMENTS OF
HERITAGE HILLS TOWNHOMES

OWNER: DARLEEN FISCHER

LEGAL DESCRIPTION: Lot 12, Heritage Hills Townhomes, a Subdivision recorded at
556A, Plat Records, Washington County, Texas.

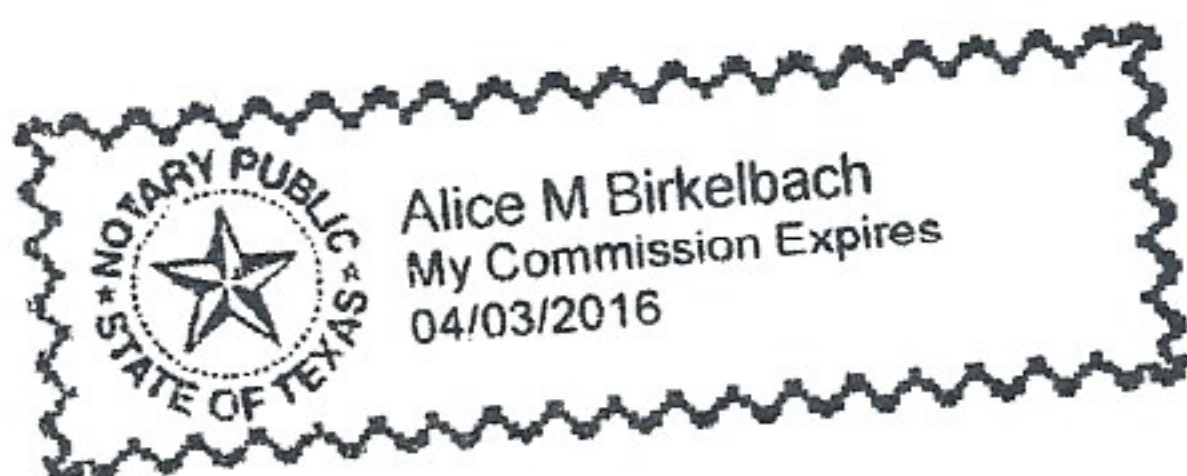
Darleen Fischer
DARLEEN FISCHER

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 19th day of
August, 2015, by DARLEEN FISCHER.



Alice M. Birkelbach
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on
the date and at the time affixed hereon by me and was
duly RECORDED in the volume and page of the
OFFICIAL RECORDS of Washington County, Texas,
as stamped hereon by me on



OCT 20 2015
Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas

FILED FOR RECORD
WASHINGTON COUNTY, TEXAS
2015 OCT 19 PM 4:34
Beth A. Rothermel
WASHINGTON COUNTY CLERK