

**AFTER RECORDING RETURN TO:**

**ROBERT D. BURTON, ESQ.  
WINSTEAD, PC  
401 CONGRESS AVE., SUITE 2100  
AUSTIN, TEXAS 78701**

**FIRST AMENDMENT TO**  
**DECLARATION OF PROTECTIVE COVENANTS**  
**FOR**  
**THE ENCLAVE AT THE DOMINION**

Cross Reference to Declaration of Covenants, Conditions, Easements and Restrictions for the Dominion PUD recorded in Volume 2956, Page 61, Official Public Records, Bexar County, Texas, as amended and supplemented thereto, and the Declaration of Protective Covenants for The Enclave at the Dominion, recorded in Document No. 20050061845 in the Official Public Records of Bexar County, Texas.

**FIRST AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS  
THE ENCLAVE AT THE DOMINION**

This First Amendment to Declaration of Protective Covenants for The Enclave at the Dominion (the "**Amendment**") is made by the undersigned Owners, being the Owners of seventy percent (70%) of the owners of Lots within the Subdivision, as defined in the Protective Covenants, and is as follows:

**RECITALS:**

**A.** The Dominion Group Ltd., a Texas limited partnership, previously executed and recorded that certain Declaration of Covenants, Conditions, Easements and Restrictions for the Dominion PUD recorded in Volume 2956, Page 61, Official Public Records, Bexar County, Texas, as amended and supplemented thereto (the "**Umbrella Declaration**").

**B.** Dominion Enclave Partners, Ltd., a Texas limited partnership, previously executed and recorded that certain Declaration of Protective Covenants for The Enclave at the Dominion, recorded in Document No. 20050061845 in the Official Public Records of Bexar County, Texas (the "**Protective Covenants**").

**C.** Pursuant to Article XIII of the Protective Covenants, the Protective Covenants may be amended by seventy percent (70%) of the owners of Lots within the Subdivision by filing such amendment in the office of the County Clerk of Bexar County, Texas.

**D.** The undersigned Owners are the Owners of at least seventy percent (70%) of the Lots within the Subdivision and desire to amend the Protective Covenants as set forth herein.

**NOW THEREFORE**, the undersigned Owners hereby amend and modify the Protective Covenants as follows:

**1. Common Properties.** Article I, Paragraph 3, of the Protective Covenants is deleted in its entirety and replaced with the following:

**3. Common Properties** shall mean any land situated in the Subdivision, if any, owned and maintained by the Association for the common use and enjoyment of its respective members. **No portion of the land shall be considered as Common Properties unless accepted by separate written instrument executed and acknowledged by the Association after compliance with the terms and provisions of Article III.**

**2. Common Properties.** Lot 12, Block 21 listed in the definition of "Common Properties" of Article I, Paragraph 3, the Protective Covenants is deleted in its entirety. **The Association shall have no obligation to accept any land located in the Subdivision unless accepted by separate written instrument executed and acknowledged by the Association after compliance with the terms and provisions of Article III.**

3. **Subdivision or Combination of Lots.** Article VII, Paragraph 34, is deleted in its entirety and replaced with the following:

34. **Subdivision or Combination of Lots.** Unless otherwise approved in advance and in writing by the Architectural Control Committee, in its sole discretion, no further subdivision or combination of platted Lots in the Subdivision shall be permitted.

4. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Protective Covenants. Unless expressly amended by this Amendment, all other terms and provisions of the Protective Covenants remain in full force and effect as written, and are hereby ratified and confirmed.

EXECUTED to be effective as of November 30, 2012.

*[SIGNATURE PAGE FOLLOWS]*

OWNER OF LOT 2, BLOCK 21:

ELIZABETH LOZANO BUTZMANN

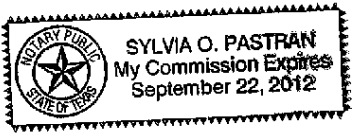
By: Elizabeth Lozano  
Printed Name: Elizabeth Lozano

THE STATE OF TEXAS     §  
  §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me on the 18<sup>th</sup> day of September 2012,  
by Elizabeth Lozano Butzmann.

(SEAL)

Sylvia O. Pastran  
Notary Public Signature



OWNER OF LOT 6, BLOCK 21:

HERVEY A. RODRIGUEZ

By: \_\_\_\_\_

Printed Name: Hervey Rodriguez

SILVIA RODRIGUEZ

By: \_\_\_\_\_

Printed Name: Silvia Rodriguez

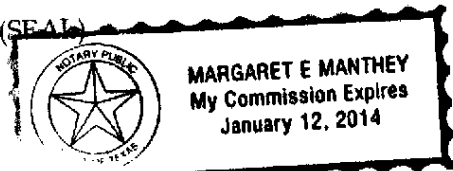
THE STATE OF TEXAS §

§

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 18<sup>th</sup> day of Sept, 2012,  
by Hervey A. Rodriguez.

(SEAL)



Margaret E. Manthey  
Notary Public Signature

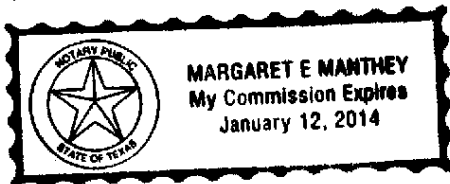
THE STATE OF TEXAS §

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COUNTY OF BEXAR §

This instrument was acknowledged before me on the 18<sup>th</sup> day of September, 2012,  
by Silvia Rodriguez.

(SEAL)



Margaret E. Manthey  
Notary Public Signature

OWNER OF LOT 7, BLOCK 21:

THE MARIA H. RICHARD TRUST

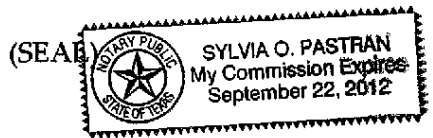
By: [Signature]  
Printed Name: MARIA H. RICHARD  
Title: Trustee

MICHAEL MURPHY

By: [Signature]  
Printed Name: Michael H. Murphy

THE STATE OF TEXAS §  
  §  
COUNTY OF BEXAR                           §

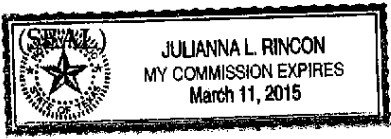
This instrument was acknowledged before me on the 18<sup>th</sup> day of September, 2012,  
by Maria H. Richard, Trustee of The Maria H. Richard Trust,  
on behalf of said trust.



[Signature]  
Notary Public Signature

THE STATE OF TEXAS §  
  §  
COUNTY OF BEXAR                           §

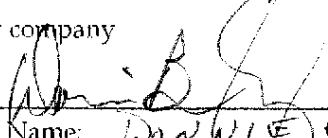
This instrument was acknowledged before me on the 7 day of September, 2012,  
by Michael Murphy.



[Signature]  
Notary Public Signature

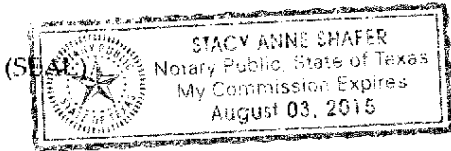
OWNER OF LOT 11, BLOCK 21:

NW BEXAR MANAGEMENT, LLC, a Texas limited liability company

By:   
Printed Name: DONNIE B. SEAY  
Title: MGR

THE STATE OF TEXAS    §  
  §  
COUNTY OF BEXAR    §

This instrument was acknowledged before me on the 10<sup>TH</sup> day of SEPT. 2012, by DONNIE B SEAY, MANAGER of NW Bexar Management, LLC, a Texas limited liability on behalf of said limited liability company.



  
Notary Public Signature

OWNER OF LOTS 13 AND 14, BLOCK 21:

CHRISTIAN R. RODRIGUEZ

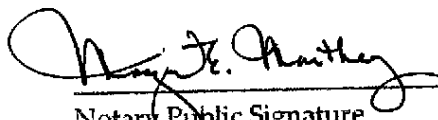
By:   
Printed Name: CHRISTIAN RODRIGUEZ

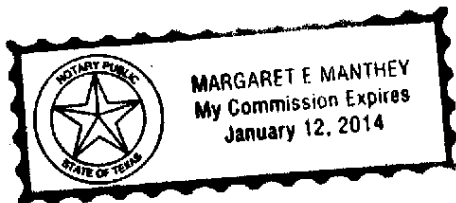
THE STATE OF TEXAS     §

COUNTY OF BEXAR       §

This instrument was acknowledged before me on the 18<sup>th</sup> day of September 2012,  
by Christian R. Rodriguez.

(SEAL)

  
Notary Public Signature





OWNER OF LOT 15, BLOCK 21:

DAVID RODRIGUEZ

By: [Signature]  
Printed Name: DAVID RODRIGUEZ

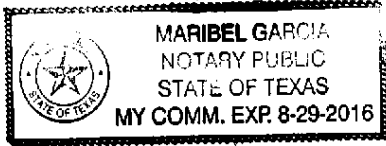
TANYA RODRIGUEZ

By: [Signature]  
Printed Name: Tanya Rodriguez

THE STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 20 day of September, 2012,  
by David Rodriguez.

(SEAL)

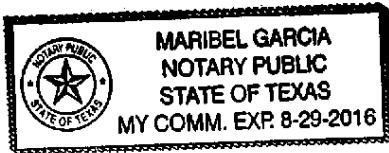


[Signature]  
Notary Public Signature

THE STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 20 day of September, 2012,  
by Tanya Rodriguez.

(SEAL)



[Signature]  
Notary Public Signature

OWNER OF LOT 16, BLOCK 21:

JEFFREY D. SEIDEL

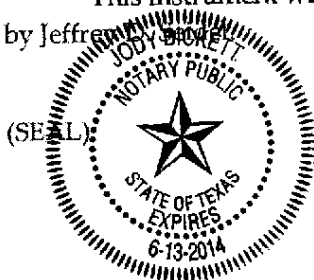
By: [Signature]  
Printed Name: JEFFREY D. SEIDEL

MARY C. MAY

By: [Signature]  
Printed Name: Mary May

THE STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

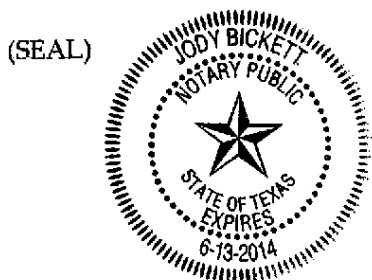
This instrument was acknowledged before me on the 7<sup>th</sup> day of September, 2012,  
by Jeffrey D. Seidel



[Signature]  
Notary Public Signature

THE STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 13<sup>th</sup> day of September, 2012,  
by Mary C. May.



[Signature]  
Notary Public Signature

OWNER OF LOTS 21 AND 22, BLOCK 21:

DENNIS TARRILLION

By: Dennis Tarrillion  
Printed Name: Dennis Tarrillion

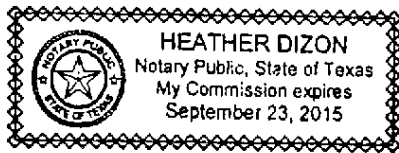
THE STATE OF TEXAS §

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COUNTY OF BEXAR §

This instrument was acknowledged before me on the 10 day of SEPT, 2012,  
by Dennis Tarrillion.

(SEAL)



Heather Dizon  
Notary Public Signature

Doc# 20120234694  
# Pages 12  
12/03/2012 9:41AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$56.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
12/03/2012 9:41AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*