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Note to recorder: This instrument amends that Declaration of Protective Covenants dated June 26, 1986 and filed at Vol. 3733, Page 596, et seq., and that First Amendment to Declaration of Protective Covenants for The Dominion Gardens dated June 20, 1990 and filed at Vol. 4852, Page 561, et seq., both of the Official Records of Real Property of Bexar County, Texas.

SECOND AMENDMENT TO
DECLARATION OF
PROTECTIVE COVENANTS FOR THE DOMINION GARDENS

(The Dominion Planned Unit Development Phase 4)

WHEREAS, the development of certain property in Bexar County, Texas commonly known as The Dominion Planned Unit Development ("PUD") is governed by a Declaration of Covenants, Conditions, Easements and Restrictions for The Dominion PUD, executed October 18, 1983 and filed in Vol. 2956, Page 51, et seq., of the Official Public Records of Real Property of Bexar County, Texas (the "Umbrella Declaration");

WHEREAS, the Umbrella Declaration provides for property to be annexed into the Dominion PUD;

WHEREAS, by Certificate of Annexation to the Umbrella Declaration, certain land commonly known as "Phase 4 of The Dominion", or "The Dominion Gardens" was annexed into The Dominion PUD;

WHEREAS, the development of Phase 4 is governed by the Umbrella Declaration, a Declaration of Protective Covenants for the Dominion Gardens dated June 26, 1986 and filed at Volume 3733, Page 596, et seq., and a First Amendment to Declaration of Protective Covenants for The Dominion Gardens and filed at Volume 4852, Page 561, et seq., of the Official Public Records of Bexar County, Texas (the "Protective Covenants");

WHEREAS, the Protective Covenants may be amended by seventy percent (70%) of the owners of the Lots within Phase 4 and if the written joinder of the Declarant is obtained;

WHEREAS, Intco Dominion Partnership is the owner of at least seventy percent (70%) of the Lots within Phase 4, and Intco Dominion Partnership is the Declarant; and

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07-16-92 0727307 0283042 \$2.00 Y 005 11790

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WHEREAS, Intco Dominion Partnership desires to amend the restrictions of the Protective Covenants which concern exterior walls and architectural control.

NOW, THEREFORE, BE IT RESOLVED, that the Declaration of Protective Covenants for The Dominion Gardens is hereby amended as follows:

Article VII is amended in its entirety to read as follows:

VII.

EXTERIOR WALLS

(1) All primary exterior walls of a Dwelling shall be constructed with 100% brick and shall be restricted to those types and colors of bricks approved by the Architectural Control Committee. Primary exterior walls shall mean all perimeter walls of a Dwelling, notwithstanding anything contained in (2) of this Article to the contrary.

Mortar joints shall be raked. Mortar mix and color must be approved by the Architectural Control Committee.

(2) Secondary or incidental exterior walls shall be covered with painted cedar siding or painted steel trowelled cement plaster. Such paint color must be approved by the Architectural Control Committee. Secondary or incidental exterior walls shall be those walls on second stories where brick cannot be placed due to structural integrity.

(3) Masonry trim, caps, corbels, headers, keystones and other similar masonry accents shall be natural cut or cast stone.

(4) All privacy walls, view fences, boundary and retaining walls shall be of the same composition as the primary wall masonry of the Dwelling.

Article IV is amended in its entirety to read as follows:

IV.

ARCHITECTURAL CONTROL

No "Improvements", as that term is defined herein or in The Declaration of Covenants, Conditions, Easements and Restrictions (the "C & R's" or the "Umbrella Declaration") for The Dominion Planned Unit Development, duly recorded in Volume 2956, Page 61 et seq. of the Real Property Records of Bexar County, Texas, may be erected, placed, installed, modified or replaced on any Lot in the Subdivision without first complying with the Architectural Control Committee requirements set forth herein or in the C & R's, the applicable terms and provisions of such C & R's being hereby

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incorporated herein by reference, including, but not limited to the obtaining of prior approval of the Committee for preliminary design plans and final plans and specifications for such Improvements and the obtaining of Building Permits and Certificates of Occupancy from such Committee at the appropriate times.

Article XXVIII, Section (4) is amended in its entirety to read as follows:

XXVIII.

SITE DEVELOPMENT REGULATIONS

(4) Wall Openings Prohibited on the Zero Lot Line Side of a Dwelling. The wall of a Dwelling located on a zero Lot line shall have no windows, doors, air conditioning units, or any other type of openings. No atriums or courts are permitted on the zero Lot line side of a Dwelling.

Article XXXI is amended in its entirety to read as follows:

XXXI.

GUTTERING

All dwellings must be guttered with downspouts being so situated as to minimize adverse drainage consequences for adjoining lots. Gutters and downspouts on zero Lot line side shall not empty into adjacent lots.

BE IT FURTHER RESOLVED that this amendment be filed of record in the Official Public Records of Real Property of Bexar County, Texas.

EXECUTED this 8th day of July, 1992.

INTCO-DOMINION PARTNERSHIP,
a Texas general partnership

By: INTCO PROPERTIES II L.P.,
a Texas limited partnership,
its managing general partner

By: INTCO INVESTMENTS OF TEXAS,
INC., A Texas corporation,
its general partner

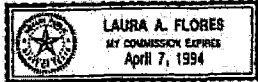
By: Amy E. Harris
Authorized Representative

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(Acknowledgement)

THE STATE OF TEXAS)
)
COUNTY OF BEXAR)

This instrument was acknowledged before me on the 8th day of July, 1992 by Amy E. Harris, Authorized Representative of Intco Investments of Texas, Inc., a Texas Corporation, general partner of Intco Properties II L.P., a Texas Limited Partnership, managing general partner of INTCO-DOMINION PARTNERSHIP, a Texas General Partnership, on behalf of said corporation, said limited partnership and said general partnership.



Laura A. Flores
Notary Public in and for the State of Texas

JOINDER AND CONSENT

Intco Dominion Partnership, as current Declarant of The Dominion PUD, hereby consents to and joins in this Second Amendment to Declaration of Protective Covenants for The Dominion Gardens.

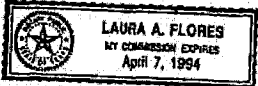
EXECUTED this 8th day of July, 1992.

"Declarant"

INTCO-DOMINION PARTNERSHIP,
a Texas general partnership

By: INTCO PROPERTIES II L.P.,
a Texas limited partnership,
its managing general partner

By: INTCO INVESTMENTS OF TEXAS,
INC., A Texas corporation,
its general partner



By: *Amy E. Harris*
Amy E. Harris
Authorized Representative

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(Acknowledgement)

THE STATE OF TEXAS }
 }
COUNTY OF BEXAR }

This instrument was acknowledged before me on the 8th day of July, 1992 by Amy E. Harris, Authorized Representative of Intco Investments of Texas, Inc., a Texas Corporation, general partner of Intco Properties II L.P., a Texas Limited Partnership, managing general partner of INTCO-DOMINION PARTNERSHIP, a Texas General Partnership, on behalf of said corporation, said limited partnership and said general partnership.

Laura A. Flores
Notary Public in and for the
State of Texas



NOTE: AFTER RECORDING PLEASE
RETURN TO:
SUSAN WRIGHT
DOMINION HOMEOWNERS ASSOCIATION
10 DOMINION DRIVE
SAN ANTONIO, TX 78257

NOV 3 9 1 6 AM '92

FILED IN MY OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.

1992 JUL 16 AM 7:26

Any provision herein which restricts the sale or use of the described property
to the benefit of one or more persons is hereby and irrevocably under the laws of the
STATE OF TEXAS, COUNTY OF BEXAR
null and void inasmuch as the same was filed in the Public Records of the
County of Bexar, Texas, on
JUL 17 1992
Robert D. Green
County Clerk Bexar County, Texas



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