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RETURN TO: THE DOMINION HOMEOWNERS ASSOCIATION
10 Dominion Drive
San Antonio, TX 78257
ATTN: Susan Wright

FIRST AMENDMENT
TO
DECLARATION OF PROTECTIVE COVENANTS
FOR
THE DOMINION PLANNED UNIT DEVELOPMENT
(Phase 1)

THE STATE OF TEXAS)
)
COUNTY OF BEXAR)

WHEREAS, by Declaration of Protective Covenants for The Dominion Planned Unit Development (Phase 1) dated October 18, 1983 (the "Declaration"), and recorded in Volume 2956, Page 85, of the Official Public Records of Real Property of Bexar County, Texas, reference to which record is here made for all purposes, DOMINION GROUP, LTD. ("Original Declarant") subjected certain platted real property situated within Phase 1 of The Dominion Planned Unit Development, more particularly referred to in the Declaration, to certain covenants, conditions, easements and restriction; and

WHEREAS, Original Declarant inadvertently included within the coverage of the Declaration, Lot 95, Block 9, Phase 1, The Dominion Planned Unit Development, according to the plat recorded in Volume 9503, Page 33 of the Deed and Plat Records of Bexar County, Texas, ("Lot 95"), when in truth and in fact Original Declarant intended, as part of its general plan, to group Lot 95 together with certain other lots that were subsequently platted as a part of Phase 2A of The Dominion (a plat of said Phase 2A being recorded in Volume 9509, Page 45, of the Deed and Plat Records of Bexar County, Texas) under the coverage of a separate Declaration of Protective

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Covenants appearing of record in Volume 3407, Page 1596, of the Official Public Records of Real Property of Bexar County, Texas, dated May 21, 1985 ("Declaration of Protective Covenants for Phase 2A"); and

WHEREAS, Original Declarant has heretofore constructed a security wall and gate serving all of the platted lots in Phase 2A, as well as Lot 95; and

WHEREAS, Original Declarant previously assigned all of its rights, titles and interests as declarant under the Declaration of Protective Covenants for Phase 2A and Declaration of Protective Covenants for Phase 1 to Franklin Federal Bancorp, a Federal Savings Bank ("Second Declarant"); and

WHEREAS, Second Declarant previously assigned all of its rights, titles and interests as declarant under the Declaration of Protective Covenants for Phase 2A and Declaration of Protective Covenants for Phase 1 to Intco-Dominion Partnership ("Declarant") and Declarant is currently the owner and holder of all such rights, titles and interests; and

WHEREAS, Declarant has determined it is within the intent of its general plan, as well as in the best interest of all affected owners of property in The Dominion Planned Unit Development for Lot 95 to be excluded from the coverage of the Declaration (for Phase 1) and to be made a part of and to be governed by the provisions of the Declaration of Protective Covenants for Phase 2A;

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NOW, THEREFORE, Declarant, The Dominion Homeowners Association, Davenport Lane Homeowners Association, and Intco-Dominion Partnership, the present Owner of Lot 95, pursuant to their rights under the Declaration, do hereby AMEND the Declaration effective immediately so as to exclude Lot 95 from the purview, scope and coverage of such Declaration for all purposes.

AS HEREBY AMENDED, the remaining provisions of the Declaration are hereby RATIFIED and AFFIRMED.

DATED as of the 2nd day of December, 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*
Amy E. Harris,
Authorized Representative

(DECLARANT)

JOIN AND CONCUR:

THE DOMINION HOMEOWNERS ASSOCIATION

By: *Susan Wright*
Susan Wright, President

DAVENPORT LANE HOMEOWNERS ASSOCIATION

By: *Susan Wright*
Susan Wright, President

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INTCO-DOMINION PARTNERSHIP,
a Texas general partnership

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

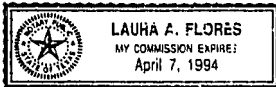
By: INTCO INVESTMENTS OF TEXAS,
INC., a Texas corporation,
its general partner

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

(OWNER OF LOT 95)

THE STATE OF TEXAS)
)
COUNTY OF BEXAR)

This instrument was acknowledged before me on the 2nd day of December, 1992 by Amy 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, as Declarant.



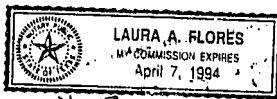
Laura A. Flores
Notary Public Signature

Laura A. Flores
Notary Public Printed Name
My Commission Expires: 4/7/94

Acknowledgements continued next page

THE STATE OF TEXAS)
COUNTY OF BEXAR)

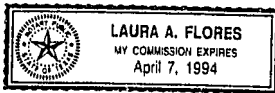
This instrument was acknowledged before me on the 2nd day of December, 1992 by Susan Wright, President of The Dominion Homeowners Association.



Laura A. Flores
Notary Public Signature
LAURA A. FLORES
Notary Public Printed Name
My Commission Expires: 4/7/94

THE STATE OF TEXAS)
COUNTY OF BEXAR)

This instrument was acknowledged before me on the 2nd day of December, 1992 by Susan Wright, President of Davenport Lane Homeowners Association.



Laura A. Flores
Notary Public Signature
LAURA A. FLORES
Notary Public Printed Name
My Commission Expires: 4/7/94

THE STATE OF TEXAS)
COUNTY OF BEXAR)

This instrument was acknowledged before me on the 2nd day of December, 1992 by Amy 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, as Owner of Lot 95.



Laura A. Flores
Notary Public Signature
LAURA A. FLORES
Notary Public Printed Name
My Commission Expires: 4/7/94

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COUNTY CLERK BEXAR COUNTY, TEXAS

DEC 4 1992

RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS ON:
MEMORANDUM BY ME AND WAS DUTY RECORDED IN THE OFFICIAL PUBLIC
NUMBER SEQUENCE ON THE DATE AND AT THE TIME STAMPED
STATE OF TEXAS, COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN FILE
UNRECORDED REAL PROPERTY BECAUSE OF RACE IS INVALID AND
OF THE DESCRIBED REAL PROPERTY RESTRICTS THE SALE, RENTAL, OR USE
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE

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

1992 DEC - 3 AM 10: 45

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