



After Recording Return To:  
Robert D. Burton  
Kristi E. Stotts, Esq.  
Winstead PC  
401 Congress Ave., Suite 2100  
Austin, Texas 78701

**SECOND AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS  
FOR THE CRESCENT I AT THE DOMINION  
THE DOMINION PLANNED UNIT DEVELOPMENT  
Phase 14D-Tract I**

***[ADMIRAL'S WAY]***

***BEXAR COUNTY, TEXAS***

**Cross-reference to (i) that certain Declaration of Covenants, Conditions, Easements and Restrictions for The Dominion Planned Unit Development, recorded in Volume 2956, Page 61, of the Official Public Records of Bexar County, Texas, as amended; and (ii) that certain Declaration of Protective Covenants for The Crescent I at The Dominion, The Dominion Planned Unit Development, Phase 14D-Tract I, recorded in Volume 6963, Page 2033, of the Official Public Records of Bexar County, Texas, as amended.**

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THE DOMINION PLANNED UNIT DEVELOPMENT  
Phase 14-D-Tract I  
[Admiral's Way]**

This Second Amendment to Declaration of Protective Covenants for The Crescent I at The Dominion, The Dominion Planned Unit Development, Phase 14D-Tract I (this "Amendment"), is made by ROLAND CISNEROS, Owner of Lot 9, Block 21; MICHAEL A. GARCES and CARLA GARCES, Owners of Lot 10, Block 21; KIESZ & ARAGON INVESTMENTS, LP, Owner of Lot 11, Block 21; and R. STEFAN KIESZ and VERONICA KIESZ, Owners of Lot 12, Block 21 (collectively, the "Owners"), and is as follows:

**R E C I T A L S:**

A. VRR, Ltd., a Texas limited partnership (the "Declarant"), previously executed and recorded that certain Declaration of Protective Covenants for The Crescent I at The Dominion, The Dominion Planned Unit Development, Phase 14D-Tract I, recorded in Volume 6963, Page 2033, of the Official Public Records of Bexar County, Texas, as amended by that certain First Amendment to Declaration of Protective Covenants for The Crescent I at The Dominion, The Dominion Planned Unit Development, Phase 14D-Tract I, recorded in Volume 7296, Page 1450, of the Official Public Records of Bexar County, Texas (collectively, the "Declaration").

B. Pursuant to *Article XLVII* of the Declaration, the Declaration may be amended by the Owners of the legal title to seventy-five percent (75%) of the platted Lots within the subdivision.

C. The Owners now desire to amend the Declaration as set forth hereinbelow.

NOW THEREFORE, the Owners hereby amend and modify the Declaration as follows:

1. Neighborhood Assessments. The subsection entitled "Neighborhood Assessments" under *Paragraph B, Article XV*, of the Declaration is hereby deleted in its entirety and replaced with the following:

Neighborhood Assessments: The Common Properties within the subdivision shall be maintained by the Association as provided for herein and in the Umbrella Declaration. In addition to each Lot Owner's allocated assessments

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and share of common area maintenance expenses imposed under the Umbrella Declaration, each Lot Owner shall be required to pay an additional assessment, called a "**Neighborhood Assessment**", equal to a one-quarter (1/4) pro-rata share (currently determined by the number of Lots within the subdivision) of the maintenance and replacement costs for all of the Common Properties located within the subdivision, the street(s) within the subdivision (currently called Admiral's Way, and shown on the attached Exhibit A-1), and all curbing and decorative edging associated therewith, signage, fencing, and all landscaping, drainage facilities or other common areas deeded to and /or maintained by the Association.

2. **Gates.** Paragraph (i) of the subsection entitled "Gates" under Article X of the Declaration is hereby deleted in its entirety and replaced with the following:

**Gates:** A decorative security gate (the "**Security Gate**") is installed at the entrance to the subdivision at Admiral's Way. The Security Gate may be removed or permanently opened by the Owners. If Owners of the legal title to seventy-five percent (75%) of the platted Lots within the subdivision elect to remove the Security Gate, the Association shall remove the Security Gate and each Lot Owner shall be required to pay a Neighborhood Assessment, equal to one-quarter (1/4) pro-rata share of the costs incurred by the Association for removal of the Security Gate.

3. **Counterparts.** This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

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

[SIGNATURE PAGES FOLLOW]

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EXECUTED to be effective on the date this instrument is recorded.

OWNER:

LOT 9, BLOCK 21

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

Printed Name: Roland Cisneros

THE STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by Roland Cisneros.

(SEAL)

\_\_\_\_\_  
Notary Public Signature

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OWNERS:

LOT 10, BLOCK 21

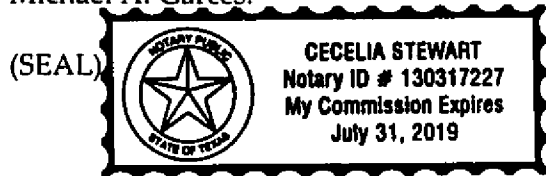
By: MICHAEL A. GARCES  
Printed Name: Michael A. Garces

By: CARLA GARCES  
Printed Name: Carla Garces

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me this 10<sup>th</sup> day of September 2018 by Michael A. Garces.

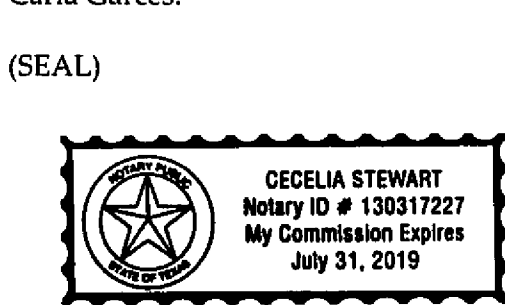


Cecelia Stewart  
Notary Public Signature

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me this 10<sup>th</sup> day of September 2018 by Carla Garces.



Cecelia Stewart  
Notary Public Signature

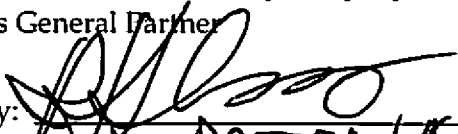
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OWNER:

LOT 11, BLOCK 21

KIESZ & ARAGON INVESTMENTS, LP,  
a Texas limited partnership

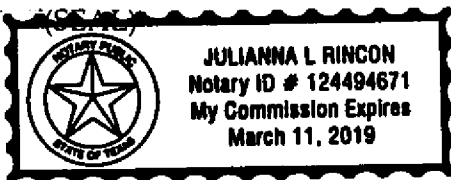
By: KIESZ & ARAGON ENTERPRISES, LLC,  
a Texas limited liability company,  
its General Partner


By:   
Printed Name: R. STEFAN KIESZ  
Title: Managing Member

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me this 18 day of September 2018 by R. Stefan Kiesz, a Managing Member of Kiesz & Aragon Enterprises, LLC, a Texas Limited liability company, General Partner of Kiesz & Aragon Investments, LP, on behalf of said limited liability company and limited partnership.



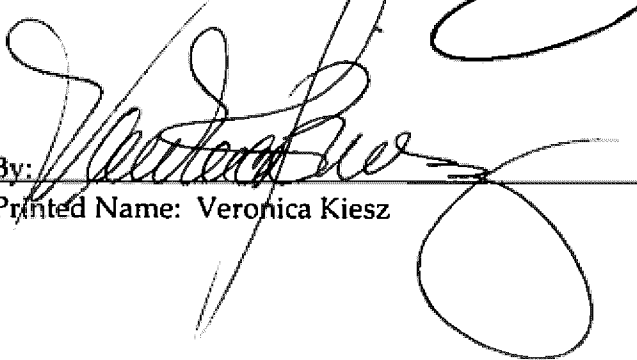
  
Notary Public Signature

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OWNERS:

LOT 12, BLOCK 21

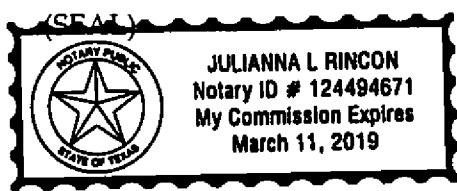
By:   
Printed Name: R. Stefan Kiesz

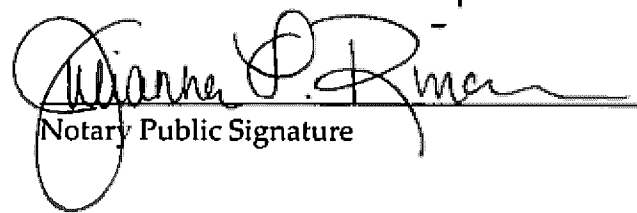
By:   
Printed Name: Veronica Kiesz

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me this 18 day of September 2018 by R. Stefan Kiesz.

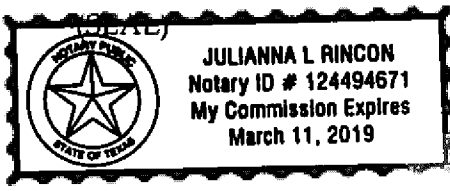


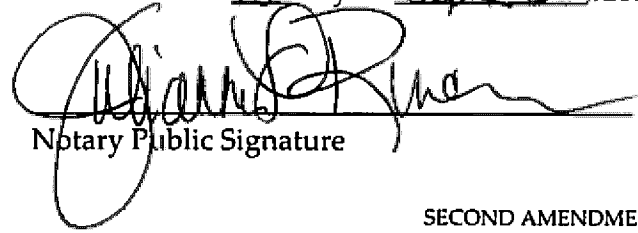
  
Notary Public Signature

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me this 18 day of September 2018 by Veronica Kiesz.



  
Notary Public Signature

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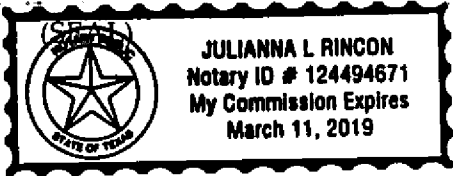
APPROVED:

THE DOMINION HOMEOWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation

By: [Signature]  
Printed Name: ROB MCDANIEL  
Title: GENERAL MANAGER

THE STATE OF TEXAS §  
COUNTY OF Bexar §

This instrument was acknowledged before me this 19 day of September 2018 by Rob McDaniel General Manager of The Dominion Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]  
Notary Public Signature

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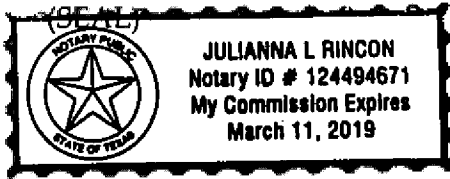
APPROVED:

THE DOMINION PLANNED UNIT DEVELOPMENT  
ARCHITECTURAL CONTROL COMMITTEE

By: *[Signature]*  
Printed Name: ROB MCDANIEL  
Title: Member CHAIRMAN

THE STATE OF TEXAS §  
COUNTY OF Bexar §

This instrument was acknowledged before me this 19 day of September 2018 by Rob McDaniel a member of The Dominion Planned Unit Development Architectural Control Committee, on behalf of said committee.



*[Signature]*  
Notary Public Signature

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**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

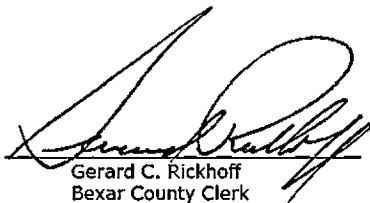
**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/18/2018 12:40 PM



  
Gerard C. Rickhoff  
Bexar County Clerk