SECOND AMENDMENT TO

DECLARATION OF PROTECTIVE COVENANTS
for
DOMINION HEIGHTS

SCANNED

STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BEXAR §

This Second Amendment to Declaration of Protective Covenants for Dominion Heights (this "**Second Amendment**") is made on this the 29th day of October, 2026, by Sisterdale Family Limited Partnership, a Texas limited partnership ("**SFLP**"), and 1807 Land & Cattle Company LLC, a Texas limited liability company ("**1807**"), and joined by The Dominion Homeowners Association, Inc., a Texas nonprofit corporation ("**Association**").

A. The Declaration of Protective Covenants for Dominion Heights was previously recorded on August 23, 2019 as Document # 20190166975 in the Real Property Records of Bexar County, Texas (the "**Original Declaration**") and is applicable to the subdivision known as Dominion Heights, as defined therein (the "**Subdivision**").

B. The First Amendment to Declaration of Protective Covenants for Dominion Heights was previously recorded on October 21, 2020 as Document # 20200252211 in the Real Property Records of Bexar County, Texas (the "**First Amendment to Original Declaration**").

C. Pursuant to Section 12.4 of the Original Declaration, the provisions of the Original Declaration may be amended by written instrument signed by Owners of the legal title to at least seventy percent (70%) of the Lots within the Subdivision along with the written consent or joinder of (i) the Association, (ii) Declarant, for so long as Declarant owns any Lot within the Subdivision; and (iii) Master Builders, for so long as Master Builders own any Lot within the Subdivision.

D. The Declarant in the Original Declaration does not currently own any Lot within the Subdivision, as the term "Lot" is defined in the Original Declaration.

E. The Master Builders, as defined in the Original Declaration, are SFLP and 1807. Collectively, SFLP and 1807 are the owners of legal title to greater than seventy percent (70%) of the Lots in the Subdivision.

F. SFLP and 1807 desire to amend the Original Declaration in the manner and respects hereinafter set forth, and the Association joins herein to evidence its consent to this Second Amendment.

THEREFORE, in consideration of the above premises, and for the sum of Ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, the Original Declaration is hereby amended, in accordance with the terms thereof, as follows:

1. **Recitals.** The recitals hereinabove set forth are incorporated herein as fully as if they were set forth verbatim at this point.

2. **Replacement of Section 3.4.** Section 3.4 of the Original Declaration shall be and is hereby amended by deleting such Section 3.4 in its entirety and replacing it with the following:

> 3.4 Combining Lots. With the written consent or joinder of the Association, Lots may be combined or adjusted, in whole or in part, by the Owners thereof only by replat, revised plat, amended plat, amending plat, or other plat (collectively, a "**Re-Plat**") filed of record in the Deed and Plat Records of Bexar County, Texas. The Owners of the Lots that are the subject of a proposed Re-Plat shall be responsible for: (i) complying with all applicable laws; (ii) obtaining the written consent or joinder of the Association; (iii) obtaining the written consents of the appropriate governmental entities and/or agencies, as may be applicable; (iv) resolving applicable easements and other encumbrances, if any; and, (v) bearing all costs and expenses associated with such Re-Plat. Upon any such Re-Plat being filed of record in the Deed and Plat Records of Bexar County, Texas, the definition of a Lot in this Declaration shall thereafter (automatically and without the necessity of further action) be read to include any such newly created lot or lots.

3. **Replacement of Section 12.4.** Section 12.4 of the Original Declaration shall be and is hereby amended by deleting such Section 12.4 in its entirety and replacing it with the following:

> 12.4 Amending or Terminating this Declaration. With the written consent or joinder of the Association, this Declaration, including the restrictions and covenants set forth herein, may be amended or terminated by: (i) Master Builders, for so long as Master Builders own any Lot within the Subdivision; or, (ii) the Owners of the legal title to at least seventy percent (70%) of the Lots within the Subdivision. To be effective, such amendment or termination must be set forth in an instrument, along with the above-required written consent or joinder of the Association, that is then filed of record in the real property records of Bexar County, Texas.

4. **Ratification of Certain Replats.** By its joinder herewith, the Association also hereby ratifies and grants its written consent to the lot combinations and adjustments set forth in the following recorded instruments: (i) Amending Plat of Dominion Heights, Phase 1A (PUD) recorded in Volume 20002, Page 660, Deed and Plat Records of Bexar County, Texas; (ii) Replat establishing Dominion Heights Lots 1-3 (PUD) recorded in Volume 20003, Page 399, Deed and Plat Records of Bexar County, Texas; (iii) Replat establishing Dominion Heights 1A Replat (PUD) recorded in Volume 20004, Page 456, Deed and Plat Records of Bexar County, Texas; and, (iv) Replat establishing Dominion Heights Block 44 Replat (PUD) recorded in Volume 20004, Page 1120, Deed and Plat Records of Bexar County, Texas.

5. **Authority and Capacity.** The persons signing this Second Amendment hereby represent and warrant that they have both the authority and the capacity to execute this Second Amendment on behalf of their respective principal parties hereto.

IN WITNESS WHEREOF, this Second Amendment to Declaration of Protective Covenants for Dominion Heights is executed to be effective as of the date first set forth hereinabove.

Sisterdale Family Limited Partnership,
a Texas limited partnership

By: _____ 10/29/2026
Wyatt Wright
Vice-President
Date

Acknowledgement

The foregoing document was acknowledged before me, a notary public, on this the 29 day of October, 2026, by **Wyatt Wright**, in his capacity as **Vice-President** of **Sisterdale Family Limited Partnership**, a Texas limited partnership, on behalf of said entity.

BRIAN CHAPMAN
Notary Public, State of Texas
Comm. Expires 01-18-2029
Notary ID 135235485

_____
Notary Public, State of Texas

1807 Land & Cattle Company LLC,
a Texas limited liability company

By: _____ 10/29/2026
Phil Hooker
Manager
Date

Acknowledgement

The foregoing document was acknowledged before me, a notary public, on this the 29 day of October, 2026, by **Phil Hooker**, in his capacity as **Manager** of **1807 Land & Cattle Company LLC**, a Texas limited liability company, on behalf of said entity.

BRIAN CHAPMAN
Notary Public, State of Texas
Comm. Expires 01-18-2029
Notary ID 135235485

_____
Notary Public, State of Texas

The Dominion Homeowners Association,
a Texas nonprofit corporation

By: _____ 10/29/26
Date

Printed Name: Rob McDaniel

Title: General Manager

Acknowledgement

The foregoing document was acknowledged before me, a notary public, on this the 29th day of October, 2026, by Rob McDaniel, General Manager, on behalf of **The Dominion Homeowners Association**, a Texas nonprofit corporation.

LISA FRATANGELO
Notary Public, State of Texas
Comm. Expires 03-14-2029
Notary ID 125231560

Lisa Fratangelo
Notary Public, State of Texas

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File Information

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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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
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COUNTY COURT BEXAR COUNTY, TEXAS

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk