

AFTER RECORDING RETURN TO:

SOUTHSTAR AT KING OAKS, LLC
1114 Lost Creek Blvd., Suite 270
Austin, Texas 78746

Chicago Title Of Texas, LLC
270 N. Loop 1604, E, Suite 100
San Antonio, TX 78232

CHICAGO TITLE GF# A300111 700491 RS

**THIRD AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR KING OAKS**

Grimes County, Texas

Declarant: SOUTHSTAR AT KING OAKS, LLC, a Texas limited liability
company

Cross Reference to that certain Declaration of Covenants, Conditions and Restrictions - King Oaks recorded under Document #00212660, and Volume 1204, Page 254, Official Public Records of Grimes County, Texas, and as amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions - King Oaks, recorded under Document #00246778 and Volume 1400, Page 693, Official Public Records of Grimes County, Texas, and as amended by that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions - King Oaks, recorded under Document #00266017, and Volume 1516, Page 668, Official Public Records of Grimes County, Texas.

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS KING OAKS

This Third Amendment to Declaration of Covenants, Conditions and Restrictions (this "Amendment") is made by SOUTHSTAR AT KING OAKS, LLC, a Texas limited liability company (the "Declarant" or "Southstar"), and is as follows:

RECITALS:

A. WHEREAS, Declarant's predecessor in title executed and recorded that certain Declaration of Covenants, Conditions, and Restrictions for King Oaks (hereinafter the "Master Declaration"), recorded under Document #00212660, and Volume 1204, Page 254, Official Public Records of Grimes County, Texas, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for King Oaks, recorded as Document #00246778 and Volume 1400, Page 693, in the Official Public Records of Grimes County, Texas, and as further amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for King Oaks, recorded under Document #00266017, and Volume 1516, Page 668, in the Official Public Records of Grimes County, Texas.

B. Pursuant to the terms and provisions of that certain Assignment of Declarant's Rights recorded under Document #00249814, and Volume 1416, Page 713, in the Official Public Records of Grimes County, Texas, Southstar presently holds all rights of the "Declarant" under the Master Declaration. For the purpose of this Amendment, all references herein to the Declarant shall mean and refer to Southstar acting in such capacity.

C. Pursuant to Article 13.5 and Article 15.2(a) of the Master Declaration, state that the Master Declaration may be amended unilaterally during the Development Period by the Declarant, without consent of other Owners or any mortgagee for any purpose, provided the amendment has no material adverse effect on any right of any Owner.

NOW, THEREFORE, Declarant hereby amends and modifies the Declaration as follows:

1. Section 8.7(e) is hereby added to the Declaration as follows:

8.7(e.) Any property that is owned by Hausman/Kane College Station, LLC.

2. **Effect of Amendment.** 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.

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

DECLARANT:

SOUTHSTAR AT KING OAKS, LLC,
a Texas limited liability company

By: _____
Thad Rutherford, Senior Vice President
of Operations

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on the 24 day of April, 2017, by Thad Rutherford, Senior Vice President-Operations of SOUTHSTAR AT KING OAKS, LLC, Declarant in above Third Amendment to Declaration of Covenants, Conditions and Restrictions for King Oaks on behalf of said entity.



Terry L. Cole
NOTARY PUBLIC, STATE OF TEXAS

Filed for Record in:
Grimes County
On: May 22, 2017 at 11:46A
As a RECORDINGS

Document Number: 00287345
Amount 24.00
Receipt Number - 91575
By, Tina S Schroeder

STATE OF TEXAS COUNTY OF GRIMES
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Grimes County
as stamped hereon by me.
May 22, 2017

David Pasket, Grimes County Clerk
Grimes County

270