

FIRST AMENDMENT  
to the  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
for  
THE RESERVE AT CHAPPELL HILL

6226

THE STATE OF TEXAS           §  
  §  
COUNTY OF WASHINGTON       §

WHEREAS, Clear Property Group, LLC, a Texas limited liability company (“**Declarant**”), caused the “Declaration of Covenants, Conditions and Restrictions for The Reserve at Chappell Hill” (the “**Declaration**”) to be recorded in Volume 1850, Page 312 of the Official Public Records of Washington County, Texas on July 14, 2022, which instrument imposes various covenants, conditions, and restrictions on the following real property:

All that certain tract or parcel of land, lying and being situated in Washington County, Texas out of the J. Kegan Survey, Abstract No. 68, containing 115.864 acres of land, more or less, and being more fully described by metes and bounds on Exhibit “A” attached to the Declaration and incorporated therein for all purposes (the “**Property**”);

“Exhibit Not Attached  
When Filed On 8-16-2022”

and

WHEREAS, the Declaration provides that, for a period of ten (10) years after the date the Declaration is recorded, Declarant has the authority to amend the Declaration, without the joinder or consent of any other party, so long as the amendment does not materially and adversely affect any substantive rights of the Lot Owners; and

WHEREAS, ten (10) years have not lapsed since the Declaration was recorded; and

WHEREAS, Declarant desires to amend the Declaration in a manner that does not materially and adversely affect any substantive rights of the Lot Owners.

NOW, THEREFORE, Declarant amends the Declaration as follows:

1. Article II, Section 2.1.F. of the Declaration, entitled “Animals”, is hereby amended and restated to read as follows:

F. **ANIMALS.** The keeping or raising of animals, except for domesticated household pets, such as dogs and cats, is expressly prohibited. In no event are more than five (5) total domesticated pets, only three (3) of which may be housed outside, permitted to be kept on any Lot. At all times, Owners with domesticated household pets must be able to demonstrate proof of current rabies vaccinations from a licensed veterinarian. No pets may be permitted to roam freely in the Community. No domesticated household pets shall be kept for breeding or commercial purposes. Livestock, wolves, and exotic pets, including, without

limitation, reptiles, swine, monkeys, arachnids, and large cats or other species of wild or non-domesticated nature are strictly prohibited. Notwithstanding the foregoing, an Owner may keep up to six (6) chickens on a Lot at any time; provided, however, (i) roosters are not permitted at any time, and (ii) chickens must be maintained at all times in a chicken coop which has received prior written approval from the Architectural Review Committee.

Capitalized terms used herein have the same meanings as that ascribed to them in the Declaration, unless otherwise indicated.

Except as amended herein, all provisions in the Declaration remain in full force and effect.

Executed on the date set forth below, to be effective upon recording in the Official Public Records of Washington County, Texas.

DECLARANT:  
  
CLEAR PROPERTY GROUP, LLC, a Texas limited liability company

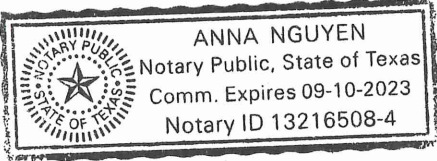
By: [Signature]  
Print Name: Caleb Kobza  
Title: Manager

THE STATE OF TEXAS           §  
  §  
COUNTY OF WASHINGTON       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Caleb Kobza, the Manager of CLEAR PROPERTY GROUP, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4 day of August, 2022.

[Signature]  
Notary Public, State of Texas



STATE OF TEXAS  
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on AUG 17 2022



[Signature]  
Beth Rothermel, County Clerk  
Washington County, Texas

FILED FOR RECORD  
WASHINGTON COUNTY TEXAS  
2022 AUG 16 PM 12:17  
[Signature]  
WASHINGTON COUNTY CLERK