

**SECOND AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR POTRANCO RANCH SUBDIVISION
AND ANNEXATION DECLARATION
FOR POTRANCO RANCH SUBDIVISION,
UNIT 2B**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF MEDINA §

The Declaration of Covenants, Conditions and Restrictions for Potranco Ranch Subdivision, recorded at Volume 874, Page 9, *et seq.*, Official Public Records of Real Property of Medina County, Texas (hereinafter the "Declaration"), is hereby amended, and this Annexation Declaration for Potranco Ranch Subdivision, Unit 2B, is hereby adopted, by 320 Potranco Ranch, L.L.C, a Texas limited liability company, being the "Declarant" as defined in the Declaration, to-wit:

I.

Section 2.13 is amended as follows:

2.13 Fences, Walls and Entryway Improvements. Chain link and other open mesh, wire type fences may not be constructed or maintained on any Lot; provided, however, that a temporary chain link construction fence shall be allowed during construction of a residence to keep trash from being blown to an adjacent Lot. All fencing with a wooden composition must be constructed out of treated cedar privacy fencing with a cap and rail of not more than 6 feet in height. All fences and walls on or immediately adjacent to a Lot boundary line shall be maintained by the Owner of such Lot. Fencing from the front of the residence extending to the side Lot line shall be "game fencing" or wrought iron (metal tubular), or masonry (fencecrete, stone, brick, or stucco) of not more than six foot (6') in height. Fencing along the sides and rear of the Lot shall be "game fencing" or wrought iron (metal tubular) or treated cedar privacy fencing with a cap and rail of not more than six feet (6') in height. Fencing on lots with a rear lot line backing up to Potranco Road shall be constructed with materials that are consistent with the materials and concept used in the entry of the subdivision. The entryway landscaping and improvements located in the areas shown on Exhibit "C" attached to the Declaration shall be maintained by the Association and the Association is hereby granted an access easement as necessary to allow the Association to repair, replace and maintain such entryway landscaping and improvements.

All wood fencing will be required to be stained upon the approved stain color by the Architectural Committee.

No provision herein shall create a right for an applicant to construct any particular fence. The Architectural Committee may, in its discretion, prohibit the construction of any proposed fence or wall, or specify the materials of which any proposed fence must be constructed, or require that any proposed fence be screened by vegetation or otherwise so as not to be visible from other portions of the Property, for any reason including, but not limited to, an objection by a person owning property adjoining and adjacent to the applicant's property. The decision of the Committee on this issue shall be final.

II.

The Declaration is amended by the adoption of a new section, numbered as 3.11, which shall read as follows:

3.11 Design Guidelines. The Architectural Committee has the authority to adopt, and amend from time to time, such guidelines, standards and rules governing construction design, materials, colors, techniques, activity and contractors as it may, in its sole and absolute discretion, deem necessary, convenient or desirable to preserve property values, promote safety and/or conform persons or property to acceptable minimums (all of which are collectively referred to herein as "Design Guidelines"). The Design Guidelines shall be binding on all Owners of Lots, subject to the right of the Architectural Committee to excuse or relax same as it may deem appropriate. Neither the Architectural Committee, its members of the Association have any liability to anyone for the adoption, amendment, conformance to or variance from any Design Guideline.

III.

Pursuant to Section 6.2(a) of the Declaration, 320 Potranco Ranch, LLC, hereby adopts this Annexation Declaration for Potranco Ranch, Unit 2B, as shown on the Plat recorded as Document Number 2014031970, Official Public Records of Real Property of Medina County, Texas, and does hereby extend the covenants, conditions and restrictions in the Declaration to Potranco Ranch, Unit 2B, in furtherance of the plan for uniform improvement, development and sale of the land known as Potranco Ranch.

Except as stated above, the Declaration is otherwise ratified, confirmed and carried forward in full force and effect.

Thus adopted by 320 Potranco Ranch, L.L.C., Declarant, which at the time of the execution of this document owns at least one lot in the Subdivision, as certified to by the signature of its representative below.

Adopted this the 23rd day of May, 2014.

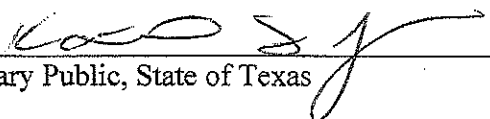
320 POTRANCO RANCH, L.L.C.,
a Texas limited liability company

By: 
Harry Hausman, Its Manager

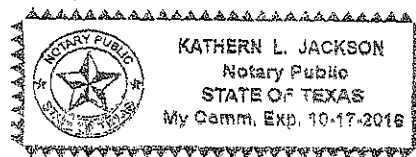
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Harry Hausman, acting on behalf of 320 Potranco Ranch, L.L.C., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 23rd day of May, 2014.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
320 Potranco Ranch, L.L.C.
c/o Diamond Association Management
6391 DeZavala, Suite 223D
San Antonio, TX 78249



5847001/1192100v4

FILED AND RECORDED

Instrument Number: 2014032299

Filing and Recording Date: 05/23/2014 12:45:46 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



A handwritten signature in cursive script, reading "Lisa J. Wernette".

Lisa J Wernette, County Clerk
Medina County, Texas

Filed By The system user Deputy