

**THIRD AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR POTRANCO RANCH SUBDIVISION**

STATE OF TEXAS

§

COUNTY OF MEDINA

§

KNOW ALL MEN BY THESE PRESENTS:

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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, by 320 Potranco Ranch, L.L.C, a Texas limited liability company, being the "Declarant" as defined in the Declaration, to-wit:

I.

Section 2.16 is amended as follows:

2.16 Carports; Garages; Outbuildings. No carports shall be erected or permitted to remain on any Lot. Each residence constructed on a Lot shall have an enclosed garage that shall be large enough to accommodate at least two (2) full size passenger automobiles. With the approval of the Architectural Control Committee, garages may face a street. Porte-cocheres may be allowed with the Architectural Control Committee's approval. Garages shall not be remodeled for living or entertaining purposes and shall be used for the intended purpose of housing automobiles and miscellaneous outdoor items (bicycles, garbage cans, tools, etc.). No detached garage, carport, greenhouse, storage shed, playhouse, gazebo, cabana, or any other building on a Lot except the dwelling may exceed 400 square feet. Vehicles may not be kept or stored in any structure other than an approved garage. The ACC may deny approval for construction of any garage or other structure if, in the sole discretion of the ACC, it will not conform to the overall design and appearance of other structures in the community.

II.

Section 2.20 is amended as follows:

2.20 General Restrictions.

- (a) All Buildings constructed on the Property shall be built in place on the Lot.
- (b) There shall be no interference with the established drainage patterns over any of the Property, except by Declarant, unless adequate provision is made for proper drainage and the prior written approval of Architectural Committee is obtained.
- (c) Once commenced, construction shall be diligently pursued to completion so that no construction is left in a partially completed condition any longer than reasonably necessary, and in no event shall any Improvement be incomplete as to exterior construction more than one year following commencement of construction, with ground

work being considered such commencement. All construction materials and debris shall promptly be cleared from each Lot upon completion of construction thereon.

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 31 day of July, 2014.

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

By: [Signature]
Harry Hausman, Its Manager

STATE OF TEXAS §
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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 31st day of July, 2014.

Mary M Hoyt
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



FILED AND RECORDED

Instrument Number: 2014034133

Filing and Recording Date: 08/05/2014 02:29:15 PM Pages: 3 Recording Fee: \$30.00

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