



AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.  
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EMAIL: [RBURTON@WINSTEAD.COM](mailto:RBURTON@WINSTEAD.COM)

**THIRD AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS**

**NORTH LAKEWAY VILLAGE - SECTION 6**

*Travis County, Texas*

**Declarant:** RH OF TEXAS LIMITED PARTNERSHIP, a Maryland limited partnership

Cross Reference to Declaration of Covenants, Conditions and Restrictions for North Lakeway Village – Section 6, recorded under Document No. 2008103225, Official Public Records of Travis County, Texas, as amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for North Lakeway Village – Section 6, recorded under Document No. 2011083434, Official Public Records of Travis County, Texas, and as further amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for North Lakeway Village – Section 6, recorded under Document No. 2012012517, Official Public Records of Travis County, Texas.

**THIRD AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
NORTH LAKEWAY VILLAGE – SECTION 6**

This Third Amendment to Declaration of Covenants, Conditions and Restrictions – North Lakeway Village – Section 6 (the “**Amendment**”) is made by **RH OF TEXAS LIMITED PARTNERSHIP**, a Maryland limited partnership (“**Declarant**”), and is as follows:

**RECITALS:**

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for North Lakeway Village – Section 6, recorded under Document No. 2008103225, Official Public Records of Travis County, Texas, as amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for North Lakeway Village – Section 6, recorded under Document No. 2011083434, Official Public Records of Travis County, Texas, and as further amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for North Lakeway Village – Section 6, recorded under Document No. 2012012517, Official Public Records of Travis County, Texas, (collectively, the “**Declaration**”).

B. Pursuant to *Section 9.04(A)* of the Declaration, the Declaration may be amended by the Declarant so long as Declarant owns or controls any of the property described on Exhibit “A” to the Declaration (the “**Land**”). Declarant owns all or a portion of the Land.

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

1. **Section 5.08.** *Section 5.08* is hereby deleted in its entirety and replaced with the following:

**5.08     Fencing.** In the event Declarant shall erect or cause to be erected a fence along or around any portion of the Property, along or around any interior parkways, then upon the erection of such fence, the maintenance thereof shall automatically become the responsibility of the Association. Conversely, in the event Declarant has erected or shall erect or cause to be erected a fence along or around any Lot where such side or rear property lines adjoins a Greenbelt easement or otherwise, then upon the erection of such fence, the maintenance thereof shall automatically become the responsibility of the Owner of the Lot upon which the fence is located as required under *Section 4.18* of this Declaration.

2. **Miscellaneous.** 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 20 day of March, 2014.

**DECLARANT:**

**RH OF TEXAS LIMITED PARTNERSHIP**, a Maryland limited partnership

By: Ryland Homes of Texas, Inc., a Texas corporation, its general partner

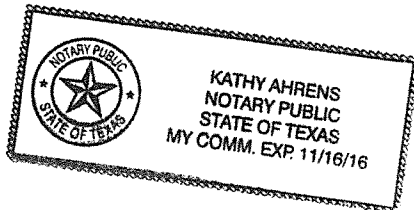
By: [Signature]  
Printed Name: Steve Plevak  
Title: VP of Land

THE STATE OF TEXAS       §

COUNTY OF Williamson §

This instrument was acknowledged before me this 20 day of March, 2014, by Steve Plevak, VP of Ryland Homes of Texas, Inc., a Texas corporation, General Partner of RH of Texas Limited Partnership, a Maryland limited partnership, on behalf of said corporation and partnership.

(SEAL)



[Signature]  
Notary Public Signature

**NORTH LAKEWAY VILLAGE – SECTION 6  
HOMEOWNERS ASSOCIATION, INC.  
UNANIMOUS WRITTEN CONSENT IN LIEU OF MEETING**

WHEREAS, under the Declaration of Covenants, Conditions and Restrictions for North Lakeway Village – Section 6 (“the Declaration”), recorded June 19<sup>th</sup>, 2008 under Document no. 2008103225, of the Official Public Records of Travis County, Texas, North Lakeway Village – Section 6 Homeowners Association, Inc., a Texas non-profit corporation (“the Association”) is charged with adopting rules and regulations for the benefit of the homeowners within the North Lakeway Village – Section 6; and

WHEREAS, pursuant to Section 9.04(a) of the Declaration of Covenants, Conditions and Restrictions for North Lakeway Village – Section 6, the Declaration may be amended by the Declarant. The Declarant chooses to exercise this right by adopting the Third Amendment to Declaration of Covenants, Conditions, and Restrictions for the Association.

NOW THEREFORE, the Board resolves as follows: The Third Amendment to the Declaration of Covenants, Conditions, and Restrictions for North Lakeway Village – Section 6 is adopted upon signature of Declarant and recording in the Official Public Records of Travis County, Texas.

EXECUTED TO BE EFFECTIVE on the 20 day of March, 2014.

NORTH LAKEWAY VILLAGE – SECTION 6  
HOMEOWNERS ASSOCIATION, INC., a Texas  
non-profit corporation

By: \_\_\_\_\_

Printed Name: STEVE PLEVAK

Title: Director

By: \_\_\_\_\_

Printed Name: PATRICK CONNOR

Title: Director

By: \_\_\_\_\_

Printed Name: DOMINIC LONGI

Title: Director

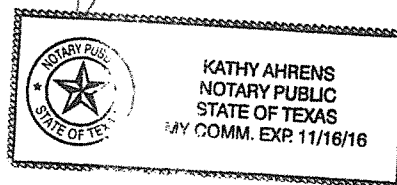
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF ~~TRAVIS~~ Williamson §  
KA

This instrument was acknowledged before me on this 20 day of MARCH, 2014 by Steve Plevak Director of North Lakeway Village – Section 6 Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Kathy Ahrens  
Notary Public Signature

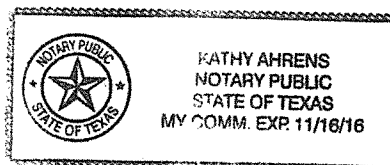


STATE OF TEXAS §

COUNTY OF ~~TRAVIS~~ Williamson §  
KA

This instrument was acknowledged before me on this 20 day of MARCH, 2014 by Patrick Connor Director of North Lakeway Village – Section 6 Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Kathy Ahrens  
Notary Public Signature

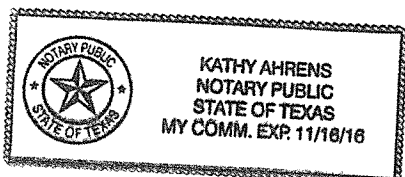


STATE OF TEXAS §

COUNTY OF ~~TRAVIS~~ Williamson §  
KA

This instrument was acknowledged before me on this 20 day of MARCH, 2014 by Dominic Longi Director of North Lakeway Village – Section 6 Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Kathy Ahrens  
Notary Public Signature



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



Dana Debeauvoir  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

March 20 2014 02:50 PM

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