

AMENDMENT ONE TO SUPPLEMENTARY DECLARATION OF EASEMENTS,
RESTRICTIONS AND COVENANTS FOR PHASE 11A
OF THE PEBBLE CREEK DEVELOPMENT

ADMENDENT ONE TO SUPPLEMENTARY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR PHASE 11A OF THE PEBBLE CREEK DEVELOPMENT	§	UNITED STATES OF AMERICA
	§	COUNTY OF BRAZOS
	§	STATE OF TEXAS

This amendment (“Amendment”) is made effective the 23rd day of August, 2022, by Pebble Creek Land Company, a Texas Corporation (the “Declarant”) represented by President, Davis M. Young, whose address is PO Box 10660, College Station, Texas 77842.

WHEREAS, on or about the 31st day of December, 2021, Declarant executed an instrument entitled Supplementary Declaration of Easements, Restrictions and Covenants for Phase 11A of the Pebble Creek Development (“Supplementary Declaration”), and such instrument was filed of record in Volume 17630, under Instrument No. 1457528, Official Records of Brazos County, Texas; and

WHEREAS, Declarant desires to amend the Supplementary Declaration for Phase 11A of the Pebble Creek Subdivision, a subdivision located in College Station, Brazos County, Texas as per the plat recorded in Volume 17621, page 94, Official Records of Brazos County, Texas; and

WHEREAS, Article VII, Sec. 7.4 of the Supplementary Declaration provides for amendment of the Supplementary Declaration within forty years of the date of the Supplementary Declaration by a written instrument signed by those Members, including the Declarant, in the Community holding not less than sixty-seven percent (67%) of the total votes of each class of Members in the Community;

WHEREAS, at least sixty-seven percent (67%) of the total votes of each class of Members and the Declarant have consented to this addition, amendment and/or change to the Supplementary Declaration by virtue of the written consents attached hereto;

NOW, THEREFORE, the Supplementary Declaration referred to above is hereby amended, altered or changed as follows:

1. Section 3.10 of the Supplementary Declaration entitled “Walls, Fences and Hedges” is hereby amended by replacing Section 3.10A which shall read as follows:
 - A. All Lots Pebble Creek Phase 11A: All front facing/street view fencing shall: (a) be constructed with 2 3/8" galvanized steel posts embedded in concrete 33" deep on eight (8) foot centers; (b) be of 1"x 6"x 6' dog eared cedar pickets and assembled with three (3) treated 2X4 horizontal rails, with the top rail raised to be flush with the top of the picket and the bottom rail lowered to be 3 inches from the ground and; (c) must be built with the finished side (side showing the pickets only) facing to the outside of the lot and the unfinished side (showing the steel posts) to face toward the inside of the installing lot. A 1" x 6" treated baseboard is to be placed on bottom of the fence on the outside of the pickets and secured through the picket and the bottom rail. A 2" x 6" cedar cap is to be attached on top of the fence and 1" x 4" cedar trim attached on the face of the picket under the cap. The exterior finished side of the fence shall be stained in its entirety with a stain that has been approved by the Architectural Committee and is listed

on the filed Pebble Creek Phase 11 Approved Fence Stain Standards. Fences shall tie into existing fences with a uniform look and tie into any pillars or columns previously constructed on a lot by the Developer for the purpose of aesthetically breaking up a long fence line. Any such columns shall be maintained by the lot owner and shall not be removed. Each individual lot owner is responsible for keeping, repairing, replacing and the maintenance of any existing fence or wall that is on the owner's lot or adjacent right-of-way. All other fencing requests will have to be approved by the Architectural Committee. All interior (not visible from the street) fencing shall: (a) be constructed with 2-3/8" galvanized steel posts embedded in concrete at least 24" deep on eight (8) foot centers; (b) be of 1"x 6"x 6' dog eared cedar pickets and assembled with three (3) treated 2X4 horizontal rails; and; (c) must be built with the finished side (side showing the pickets only) facing to the outside of the lot and the unfinished side (showing the steel posts) to face toward the inside of the installing lot. Fences shall tie into existing fences with a uniform look and tie into any pillars or columns previously constructed on a lot by the Developer for the purpose of aesthetically breaking up a long fence line. Any such columns shall be maintained by the lot owner and shall not be removed. Each individual lot owner is responsible for keeping, repairing, replacing and the maintenance of any existing fence or wall that is on the owner's lot or adjacent right-of-way. All other fencing requests will have to be approved by the Architectural Committee

- 2. All other provisions, terms and conditions of the Supplementary Declaration as recorded in Volume 17630, under Instrument No. 1457528, Official Records of Brazos County, Texas not expressly modified or changed herein, shall remain in full force and effect.

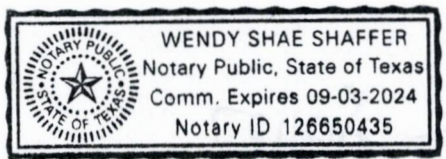
Witness our hands this 28 day of October 2022.

PEBBLE CREEK LAND COMPANY

BY: [Signature]
DAVIS M. YOUNG, President

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on this the 28th day of October, 2022 by DAVIS M. YOUNG, President of Pebble Creek Land Company, a Texas corporation, on behalf of said corporation.



Wendy Shae Shaffer
Notary Public, State of Texas
My Commission Expires: 9-3-2024

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VG-267-2022-1488334

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1488334

Volume : 18325

Real Property Recordings

Recorded On: November 09, 2022 09:45 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1488334
Receipt Number: 20221109000022
Recorded Date/Time: November 09, 2022 09:45 AM
User: Mary G
Station: CCLERK10

Record and Return To:

Pebble Creek Land Company
P.O. Box 10660

College Station TX 77842



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX