

NORTHWOODS AT AVERY RANCH
AMENDMENT TO SUPPLEMENTAL DECLARATION
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

[AVERY STATION SECTION II-B1]

This Northwoods at Avery Ranch – Amendment to Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions [Avery Station Section II-B1] (this “**Amendment**”) is made by **NORTHWOODS AVERY RANCH, LLC**, a Texas limited liability company (“**Declarant**”), and is as follows:

RECITALS

A. Declarant previously executed and recorded that certain Northwoods at Avery Ranch –Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions [Avery Station Section II-B1], recorded as Document No. 2013094712, Official Public Records of Williamson County, Texas (the “**Supplemental Declaration**”).

B. Pursuant to *Section 20* of the Supplemental Declaration, the Supplemental Declaration may be amended by Declarant acting alone.

C. Declarant now desires to amend the Declaration as set forth hereinbelow.

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

1. Dwelling Size. *Section 6* of the Supplemental Declaration is hereby deleted in its entirety and replaced with the following:

6. Dwelling Size.

(a) All single story detached dwellings shall contain a minimum of 1,700 square feet of interior heated and air conditioned floor space and a maximum base floor plan of 2,500 square feet of interior heated and air conditioned floor space.

(b) All two-story detached dwellings shall contain a minimum of 2,200 square feet of interior heated and air conditioned floor space and a maximum base floor plan of 3,100 square feet of interior heated and air conditioned floor space.

2. Storage Sheds. *Section 18* of the Supplemental Declaration is hereby deleted in its entirety and replaced with the following:

18. **Storage Sheds.** Except as expressly approved by the Architectural Control Committee in writing, storage shed or similar outbuildings shall be prohibited.

3. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Supplemental Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Supplemental Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

