STATE OF TEXAS
COUNTY OF WILLIAMSON

FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS

Northwoods at Avery Ranch

Dated as of April 16, 2012

By

NORTHWOODS AVERY RANCH, LLC
A TEXAS LIMITED LIABILITY COMPANY

"Declarant"

DECLARANT’S ADDRESS:
7811 Ranch Road 2338
Georgetown, Texas 78633

PROPERTY:
Northwoods at Avery Ranch

Cross reference to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch, recorded as Document No. 2011031122 in the Official Public Records of Williamson County, Texas.

{W0535235.2}
FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR NORTHWOODS AT AVERY RANCH

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

This First Amendment to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch (this "Amendment") is made by Northwoods Avery Ranch, LLC, a Texas limited liability company, whose address is 7811 Ranch Road 2338, Georgetown, Texas 78633 (hereinafter, "Declarant"), and is as follows:

REcITALS:

A. Declarant previously executed that certain Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch, recorded as Document No. 2011031122 in the Official Public Records of Williamson County, Texas (the "Master Declaration").

B. Pursuant to Section 11.2.2 of the Master Declaration, for so long as Declarant owns or has the option to acquire any portion of the property subject to the Master Declaration, the Master Declaration may be amended by the recording in the Official Public Records of Williamson County, Texas, of an instrument executed and acknowledged by the Declarant acting alone.

C. Declarant currently owns a portion of the property subject to the Master Declaration and now desires to amend the Master Declaration as set forth in this Amendment.

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

1. **Declarant's Address.** The address provided for Declarant on the cover page and in the introductory paragraph on Page 3 of the Master Declaration is hereby deleted and replaced with the following:

   7811 Ranch Road 2338
   Georgetown, Texas 78633

2. **Effect of Amendment.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Master Declaration remain in full force and effect as written.

[Signature Page to Follow]
Executed this ___ day of April, 2012.

DECLARANT:

NORTHWOODS AVERY RANCH, LLC,
a Texas limited liability company

By: 
Printed Name: GARY L NEWMAN
Title: VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this ___ day of April, 2012, by

GARY L. NEWMAN, Vice President
of Northwoods Avery Ranch, LLC, a Texas limited liability company, on behalf of said limited liability company.

After Recording Return to:

Joshua D. Bernstein, Esq.
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS  2012026915

Nancy E. Rister

04/13/2012 08:25 AM
MARIA $20.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Armbrust & Brown PLLC
100 Congress Ave. Ste. 1300
Austin, TX 78701