THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Northwoods at Avery Ranch

Dated as of February 15, 2013

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, First Amendment to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch, recorded as Document No. 2012026915, Official Public Records of Williamson County, Texas and Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch, recorded as Document No. 2012105985, Official Public Records of Williamson County, Texas.
THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR NORTHWOODS AT AVERY RANCH

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

This Third 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, First Amendment to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch, recorded as Document No. 2012026915, Official Public Records of Williamson County, Texas and Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch, recorded as Document No. 2012105985, Official Public Records of Williamson County, Texas (collectively, 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.

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

1. Origination Fee. The first sentence of Paragraph 9.4.1 of the Master Declaration is hereby amended to read as follows:

   “Declarant, for each Lot and Condominium Unit owned by it within the Property, hereby covenants, and each prospective Owner shall be deemed to covenant and agree to pay to the Association, an origination fee of: (i) $500.00 per Residential Lot; and (ii) $330.00 per Condominium Unit (the “Origination Fee”).”

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.
Executed this 15th day of February, 2013.

DECLARANT:

NORTHWOODS AVERY RANCH, LLC,
a Texas limited liability company

By:  
Printed Name:  
Title:  

THE STATE OF TEXAS  $  
COUNTY OF WILLIAMSON  $

This instrument was acknowledged before me on this 15th day of February, 2013, by  

Authorized Agent  of Northwoods Avery Ranch, LLC, a Texas limited liability company, on behalf of said limited liability company.

CATHERINE L. REARICK  
Notary Public, State of Texas  
My Commission Expires March 08, 2014  

After Recording Return to:

Joshua D. Bernstein, Esq.  
Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701