

Sierra Vista, Section One (1), a subdivision comprised of 11.74 acres of land in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2017058170 of the Map Records of Brazoria County, Texas;

and

Sierra Vista, Section Two (2), a subdivision comprised of 66.59 acres of land in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2017058181 of the Map Records of Brazoria County, Texas.

and

WHEREAS, Developer desires to impose the following covenants, conditions and restrictions on the Property.

NOW THEREFORE, Developer hereby declares that the Property and all Sections of Sierra Vista ultimately annexed and subjected to the provisions of the Declaration will be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions (as supplemented and amended from time-to-time), which are for the purpose of protecting the value and desirability of, and which constitute covenants running with, the Property, are binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and inure to the benefit of each owner thereof and the Association.

2. Article I, Section 1.3, of the Declaration, the definition of "Association Wall", is amended to read as follows:

SECTION 1.3 "ASSOCIATION WALL" means each fence or wall constructed or caused to be constructed by Developer or a Declarant on a Lot, which fence or wall will be maintained by the Association. Association Walls are illustrated in detail in the Design Guidelines. An Association Wall will be located on the following Lots in Sierra Vista, Section One (1) and Sierra Vista, Section Two (2):

Sierra Vista, Section One (1):

- the rear Lot lines of Lots One (1) through Four (4), inclusive, Fourteen (14) through Twenty (20), inclusive, in Block One (1); and Lots One (1) through Six (6), inclusive, in Block Three (3);
- a portion of the most northeasterly rear Lot line of Lot Thirteen (13), in Block One (1);
- the most easterly side Lot lines of Lots Four (4) and Five (5), in Block One (1);
- a portion of the most northerly side Lot line of Lot One (1), in Block Three (3); and
- a portion of the most westerly side Lot line of Lot One (1), in Block One (1).

Sierra Vista, Section Two (2):

- the rear Lot lines of Lots Fourteen (14) through Nineteen (19), inclusive, in Block Two (2); Lots One (1) through Nine (9), inclusive, in Block Six (6); Lots One (1) through Four (4), inclusive, and Twenty-Five (25), in Block Seven (7); and Lots One (1) through Thirteen (13), inclusive, and Sixteen (16), in Block Nine (9);
- a portion of the most westerly rear Lot line of Lot Twenty-Six (26), in Block Seven (7);
- the most westerly side Lot line of Lot Thirty (30), in Block Seven (7);

- a portion of the most southerly side Lot lines of Lot Nineteen (19), in Block Two (2); Lot Nine (9), in Block Six (6); and Lots One (1) and Twenty-Five (25), in Block Seven (7);
- a portion of the most northeasterly side Lot line of Lot One (1), in Block Nine (9);
- a portion of the most easterly side Lot lines of Lot Forty-Two (42) in Block Four (4); Lot Sixteen (16), in Block Nine (9);
- a portion of the most northwesterly side Lot line of Lot One (1), in Block Six (6);
- a portion of the most northerly side Lot line of Lot One (1) in Block One (1), and the most northerly side Lot line of Lot One (1) in Block Two (2), and extending along the arc of the cul-de-sac until they connect; and
- portions of the most southerly side Lot lines of Lots Twenty-Four (24) and Twenty-Five (25) in Block Seven (7) and extending to the center of the cul-de-sac until they connect.

3. Article I, Section 1.14, of the Declaration, the definition of "Gated Section", is amended to read as follows:

SECTION 1.14 "GATED SECTION" means any subdivision brought within the jurisdiction of the Association that is referred to in the Declaration or a Supplemental Declaration as a "Gated Section." The streets within a Gated Section will be Private Streets. For the purposes of this Declaration Sierra Vista, Section One (1) and a portion of Sierra Vista, Section Two (2), are Gated Sections. The portion of Sierra Vista, Section Two (2), that is a Gated Section includes the Lots and private streets east of Sierra Vista Boulevard (the private streets being Mountain Drive, Muir Peak Drive, Sill Prairie Drive, Banner Peak Drive, and the port of Thunderbolt Peak Drive east of Sierra Vista Boulevard).

4. Article I, Section 1.16, of the Declaration, the definition of "Lake Lot", is amended to read as follows:

SECTION 1.16 "LAKE LOT" means a Lot which shares any common boundary with a Lake or with a Common Area around the Lake. The following Lots are Lake Lots in:

Sierra Vista, Section One (1): None.

Sierra Vista, Section Two (2):

- Lots One (1) through Three (3), inclusive, and Six (6) through Thirteen (13), inclusive, in Block Two (2); and
- Lots Five (5) through Twenty-Four (24), inclusive, in Block Seven (7).

5. Article I, Section 1.22, of the Declaration, the definition of "Primary Entrance Access Road", is amended to read as follows:

SECTION 1.22 "PRIMARY ENTRANCE ACCESS ROAD" means, as to Sierra Vista, Section One (1), Sierra Vista Blvd. at Palisade Drive, and as to Sierra Vista, Section Two (2), Sierra Vista Blvd. at Thunderbolt Peak Drive.

6. Article I, Section 1.25, of the Declaration, the definition of "Reserve Lot", is amended to read as follows:

SECTION 1.25 "RESERVE LOT" means every Lot which shares a common boundary with a Reserve and which is subject to special restrictions set forth in this Declaration. There are no Reserve Lots in Sierra Vista, Section One (1), and Sierra Vista, Section Two (2).

7. Article I, Section 1.26, of the Declaration, the definition of "Section", is amended to read as follows:

SECTION 1.26 "SECTION" means Sierra Vista, Section One (1) and Sierra Vista, Section Two (2) and any other subdivision designated as such in a Supplemental Declaration.

8. Article II, Section 2.19, of the Declaration, entitled "Landscaping", is amended to read as follows:

SECTION 2.19 **LANDSCAPING.** Minimum landscape requirements, acceptable plant materials, and other landscape standards are set forth in the Design Guidelines. All landscaping on a Lot must be approved in writing by the Committee and must be in accordance with the Design Guidelines. The Owner of each Lot must maintain the landscaping on the Owner's Lot so that landscaping in accordance with the requirements of the Design Guidelines is at all times preserved.

9. Article II, Section 2.30, of the Declaration, entitled "Lot Privacy Fences," provides that a fence or wall constructed on a Lot must comply with the provisions of the Design Guidelines and that there may be more stringent requirements for a fence or wall constructed on particular Lots. In addition to Lots contiguous to a street, the following Lots in Sierra Vista, Section One (1), and Sierra Vista, Section Two (2), must have an Upgraded Wood Fence on the Lot lines identified below:

Sierra Vista, Section One (1):

- (i) the rear Lot lines of Lot Ten (10) in Block One (1), and Lot One (1) in Block Two (2);
- (ii) the most southerly side Lot line of Lot Ten (10) in Block One (1);
- (iii) the most westerly side Lot line of Lot One (1) in Block Two (2); and
- (iv) the most easterly side Lot line of Lot Nine (9) in Block One (1).

Sierra Vista, Section Two (2):

- (i) the rear Lot lines of Lot Five (5) in Block Two (2); Lot

- Twenty-Seven (27) in Block Seven (7); Lot One (1) in Block Eight (8); and Lot Fourteen (14) in Block Nine (9);
- (ii) the most southerly side Lot line of Lot Eleven (11) in Block One (1);
 - (iii) a portion of the most southerly side Lot lines of Lot Five (5) in Block Two (2); Lots Five (5), Ten (10), Eleven (11), and Sixteen (16) in Block Five (5);
 - (iv) a portion of the most westerly side Lot lines of Lots One (1) and Thirteen (13) in Block Three (3); Lot One (1) in Block Eight (8); and Lot Fourteen (14) in Block Nine (9).
 - (v) a portion of the most easterly side Lot lines of Lots Seven (7) and Eight (8) in Block Three (3); Lots Nine (9) and Ten (10) in Block Four (4); and Lot Twenty-Seven (27) in Block Seven (7);
 - (vi) a portion of the most northerly side Lot lines of Lots One (1), Six (6), Fifteen (15), and Twenty (20) in Block Five (5);
 - (vii) the most northerly Lot line of Lot Nine (9) in Block Eight (8);
 - (viii) a portion of the most southerly Lot line of Lot Ten (10) in Block Eight (8);
 - (ix) a portion of the most easterly Lot line of Lot Nine (9) in Block Eight (8); and
 - (x) the common Lot line separating Lots Nine (9) and Ten (10) in Block Eight (8).

10. Article III, Section 3.23(f), of the Declaration, entitled "Side Setbacks", is hereby deleted.


This amendment is deemed to be a part of and is to be interpreted in accordance with the Declaration. Except as amended herein, all provisions of the Declaration are hereby ratified and confirmed and continue in full force and effect.

IN WITNESS WHEREOF, Developer has executed this instrument as of the date set forth below for the purpose of acknowledging its approval to the amendment of the Declaration, to be effective upon recording in the Official Public Records of Real Property of Brazoria County, Texas.

Executed on the 7th day of December, 2017.

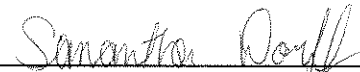
DEVELOPER:

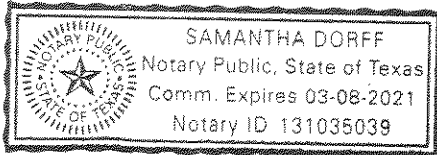
**LAND TEJAS STERLING LAKES SOUTH, L.L.C.,
a Texas limited liability company**

By: 
AI P. Brende, Sole Manager

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7th day of December, 2017, by AI P. Brende, Sole Manager for Land Tejas Sterling Lakes South, L.L.C., a Texas limited liability company, for the consideration and in the capacities stated therein.


Notary Public in and for the State of Texas



FILED and RECORDED

Instrument Number: 2017060551

Filing and Recording Date: 12/07/2017 12:36:13 PM Pages: 9 Recording Fee: \$54.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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cclerk-samantha