

**NINTH AMENDMENT**  
*to*  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
*for*  
**SIERRA VISTA**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF BRAZORIA       §

WHEREAS, Land Tejas Sterling Lakes South, L.L.C., a Texas limited liability company (“Developer”), caused the instrument entitled “Declaration of Covenants, Conditions and Restrictions for Sierra Vista” to be recorded in the Official Public Records of Real Property of Brazoria County, Texas, on October 10, 2017 under Clerk's File No. 2017049777 (the “Declaration”), which instrument imposes various covenants, conditions, restrictions, and easements on the Community (as defined in the Declaration); and

WHEREAS, the Declaration was previously amended by instruments entitled “First Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista”, “Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista”, “Third Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista”, “Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista”, “Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista”, “Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista”, “Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista” and “Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista” recorded in the Official Public Records of Real Property of Brazoria County, Texas under Clerk’s File Nos. 2017060551, 2018005017, 2018008605, 2018027516, 2019011248, 2019062624, 2020009736 and 2020066524 respectively; and

WHEREAS, Article IX, Section 9.7, of the Declaration, as amended, provides that the Declaration may be amended by Developer without the joinder of any other party until the end of the Development Period so long as the amendment is consistent with the residential character of the Community; and

WHEREAS, the Development Period remains in effect and this amendment is consistent with the residential character of the Community.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Article I, Section 1.8, of the Declaration, entitled "**Community**", is amended and restated, to read as follows:

**SECTION 1.8** "**COMMUNITY**" means all of Sierra Vista, which is initially comprised of the real property described by metes and bounds in Exhibit "A" attached to this Declaration, but will include additional real property that is hereafter annexed and subjected to the provisions of this Declaration and the jurisdiction of the Association. The real property described by metes and bounds in Exhibit "A" attached to this Declaration will be subdivided pursuant to a recorded Plat. Additional real property that is hereafter annexed may be annexed before or after the real property is subdivided by a recorded Plat. There are a total of 2,500 Lots that may be created and made a part of the Community, the subject of this Declaration and the jurisdiction of the Association. Developer reserves the right to facilitate the development, construction, and marketing of the Community and the right to direct the size, shape, and composition of the Community until such time that all of the Lots that may be created have been made a part of the Community, the subject of this Declaration, and the jurisdiction of the Association, and such Lots have been conveyed to Owners other than Developer or a Builder.

2. Article II, Section 2.6, of the Declaration, entitled "**Exterior Materials**", is amended and restated, to read as follows:

**SECTION 2.6** **EXTERIOR MATERIALS.** Requirements for exterior building materials on residential dwellings and detached garages, as well as masonry repetition, are set forth in the Design Guidelines. The exterior building materials to be used on a residential dwelling, detached garage, or other building or structure on a Lot require the prior written approval of the Committee. Lots in Sierra Vista, Section One (1), and Sierra Vista, Section Two (2), that back up to or side a

Primary Entrance Access Road in that Section are designated as follows:

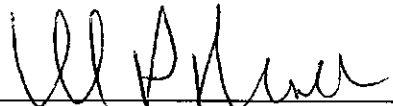
- a. Sierra Vista, Section One (1): Lot One (1) in Block One (1) and Lot One (1) in Block Three (3).
- b. Sierra Vista, Section Two (2): Lot Nineteen (19) in Block Two (2); Lot Forty-Two (42) in Block Four (4); Lots One (1) and Nine (9) in Block Six (6); Lots One (1) and Thirty (30) in Block Seven (7); and Lots One (1) and Sixteen (16) in Block Nine (9).

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, as previously amended, are hereby ratified and confirmed and continue in full force and effect.

IN WITNESS WHEREOF, Developer has executed this instrument on the date of the acknowledgement, to be effective upon recording in the Official Public Records of Real Property of Brazoria County, Texas.

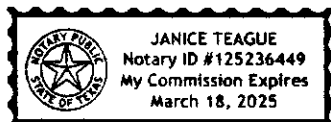
**DEVELOPER:**

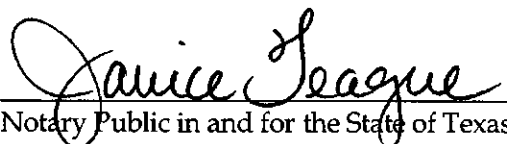
**LAND TEJAS STERLING LAKES SOUTH, L.L.C.,  
a Texas limited liability company**

By:   
Al P. Brende, Sole Manager

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on the 29 day of July 2021, by Al 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: 2021050220

Filing and Recording Date: 08/02/2021 08:28:03 AM Pages: 4 Recording Fee: \$34.00

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".

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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.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-regina