

**AMENDMENT TO  
RESTRICTIVE COVENANTS**

**THE GROVES AT LAKEWOOD RANCH, PHASE I**

STATE OF TEXAS                   §  
  §  
COUNTY OF BELL               §

This AMENDMENT TO THE RESTRICTIVE COVENANTS of THE GROVES AT LAKEWOOD RANCH, PHASE I (this "Amendment") is executed to be effective as of the date set forth below by KIELLA DEVELOPMENT, INC (the "Declarant"), a Texas corporation.

**RECITALS**

WHEREAS, KIELLA DEVELOPMENT, INC, a Texas corporation ("Declarant"), filed for record that certain Restrictive Covenants for The Groves At Lakewood Ranch, Phase I, recorded as Document 2014-022061 in the Official Public Records of Bell County, Texas (the "Restrictions"), and made the same applicable to the Property more fully described therein,

AND WHEREAS, Section (46) of the Restrictions provides in relevant part as follows:

“During the Development Period, Declarant, at Declarant's discretion, may alter the Restrictive Covenants, without the joinder of any other Lot Owner”,

AND WHEREAS, the Declarant is currently developing the Properties and the Development Period is in effect,

AND WHEREAS, Declarant desires to modify the language of various Sections in the Restrictions,

NOW, THEREFORE, in consideration of the foregoing, the Declarant hereby amends the Restrictions for the above-referenced purposes as follows:

Section (26) is replaced in its entirety with this Section (26):

**(26) Exotic or Dangerous Animals.** An "Exotic or Dangerous Animal" is an animal that may pose a safety or health threat to the Owners of the Subdivision, their guest, invitees, Customers or tenants, and includes:

- (a) dog breeds of pit bull, rotweiler and Doberman pincer, regardless of whether the animal is purebred, a mixed breed or registered with the AKC or similar registration organizations;
  - (b) poisonous insects, amphibians, or reptiles;
  - (c) boa constrictors and other constrictor reptiles;
  - (d) swine
  - (e) animals considered "feral" or wild by nature except guinea pigs, hamsters and gerbils;
- and
- (f) alligators.

Additional breeds of animals may be added to the definition of Exotic or Dangerous Animals from time to time, as determined necessary by the Association Board members, at their sole discretion, and the Rules and Regulations will be amended to include such breed of animals.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand on this the 31<sup>st</sup> day of August, 2017.

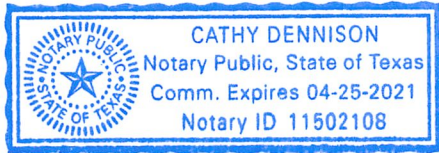
KIELLA DEVELOPMENT, INC.


By: 

John R. Kiella, President

STATE OF TEXAS           §  
COUNTY OF BELL       §

Certified before me this the 31<sup>st</sup> day of August, 2017 by John Kiella in his capacity as President of KIELLA DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.



  
Notary Public, State of Texas

**After Recording, Please Return To:**  
Colby Property Management  
1 Bending Branch Rd  
Belton, TX 76513

Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513



70 2017 00037797

Instrument Number: 2017-00037797

As

Recordings

Recorded On: September 08, 2017

Parties: KIELLA DEVELOPMENT INC

To GROVES AT LAKEWOOD RANCH P1

Billable Pages: 2

Number of Pages: 3

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recordings	15.00
Total Recording:	15.00

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2017-00037797

Receipt Number: 312816

Recorded Date/Time: September 08, 2017 02:30:40P

User / Station: M Harr - Cash Station 1

**Record and Return To:**

COLBY PROPERTY MANAGEMENT  
1 BENDING BRANCH RD  
BELTON TX 76513



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk

A handwritten signature in cursive script that reads "Shelley Coston".