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**SECOND AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

**FOR
THE SEVEN HILLS RANCH**

AND

**FOR
THE 7H RANCH PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

KNOW ALL MEN BY THESE PRESENTS:

RECITALS

A. CANHAM RANCH, LTD., a Texas Limited Partnership ("Declarant") executed and recorded the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SEVEN HILLS RANCH under Document Number 200306021326, Comal County Texas Official Records as amended by First Amendment under Document Number 200306023095, Comal County, Texas Official Records (together with any amendments, annexations and supplements thereto, the "Declaration").

B. The Declaration pertains to property known as the SEVEN HILLS RANCH, and being more fully described as follows:

Lots 1 through 79, Block 1, Lots 1 through 24, Block 2, Lots 1 through 52, Block 3, and Lot 1, Block 4 the CANHAM RANCH SUBDIVISION, UNIT NO. 1, Comal County, Texas, according to plat thereof recorded in Volume 14, Pages 246, *et seq.*, Deed and Plat Records of Comal County, Texas, and all appurtenances related thereto.

C. The Declarant hold the majority of all Outstanding Votes.

D. The Declarant and other Owners, collectively holding over 2/3rds of the total Outstanding Votes, acting at a duly called meeting of the Members and Owners, desire to amend the Declaration pursuant to Article XXXIII of the Declaration.

E. Capitalized terms used herein and not otherwise defined shall have the meaning assigned by the Declaration.

NOW THEREFORE, in consideration of the foregoing recitals, the Declaration is amended as follows:

1. ARTICLE X "Signs" is amended by adding a sentence at the end of the Article as follows: "Until all of the Lots, other than the Modified Restriction Lots, have been sold by the Declarant, no "for sale" signs may be placed on Lots by any Owner or person other than Declarant."

2. ARTICLE XI "Maintenance" is amended in its entirety to read as follows:

**"ARTICLE XI
MAINTENANCE**

All structures on improved Lots shall be maintained in a manner not to reduce property values. Maintenance shall be kept current on homes, outbuildings, storage sheds, fences, and other structures. Required maintenance includes maintaining paint, stain, and other normal maintenance necessary to provide a favorable appearance within the community. Any maintenance or improvements that will result in replacement of materials that alter the original appearance of the home or other structures, to include paint colors, must be approved by the ACC before the work is accomplished."

3. ARTICLE XV "Pets" is amended by adding the following sections:

"15.3 Dogs. Between the hours of 9 PM and 7 AM , dogs prone to bark at night, or as otherwise reasonably and for cause requested by the Association, must be kept inside an enclosed structure that will prevent the bark from being heard on the property of other lot owners. Dogs may be deemed a nuisance when the barking becomes an annoyance and disrupts the neighbors's ability to enjoy their property without constant nuisance barking.

15.4. After three violation warnings of article 15.2 or 15.3, the Association may seek appropriate remedy."

4. As hereby amended, the Declaration shall continue in full force and effect.

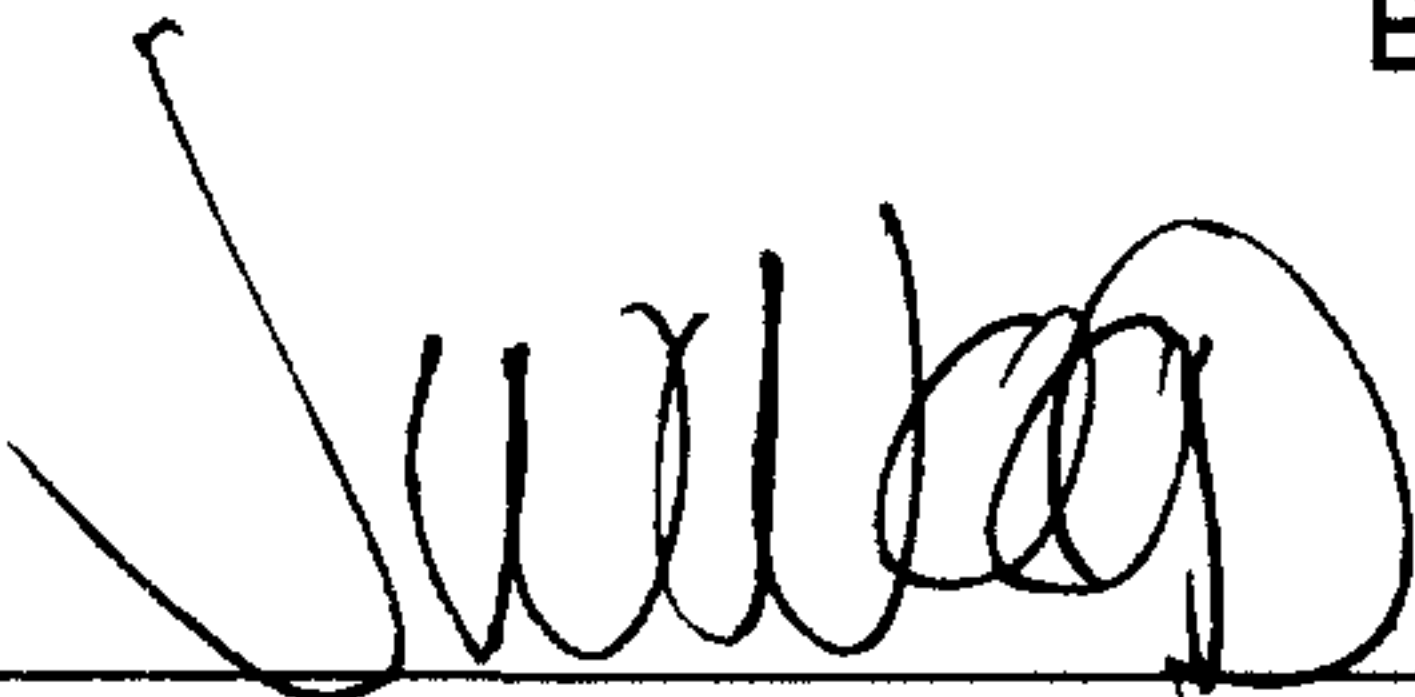
5. Attached hereto and incorporated herein are true and correct copies of the duly adopted First Fully Restated By-Laws of the Association, and the filed Articles of Incorporation.

EXECUTED effective as of the 27th day of April, 2005.

DECLARANT:

CANHAM RANCH, LTD., a Texas limited partnership

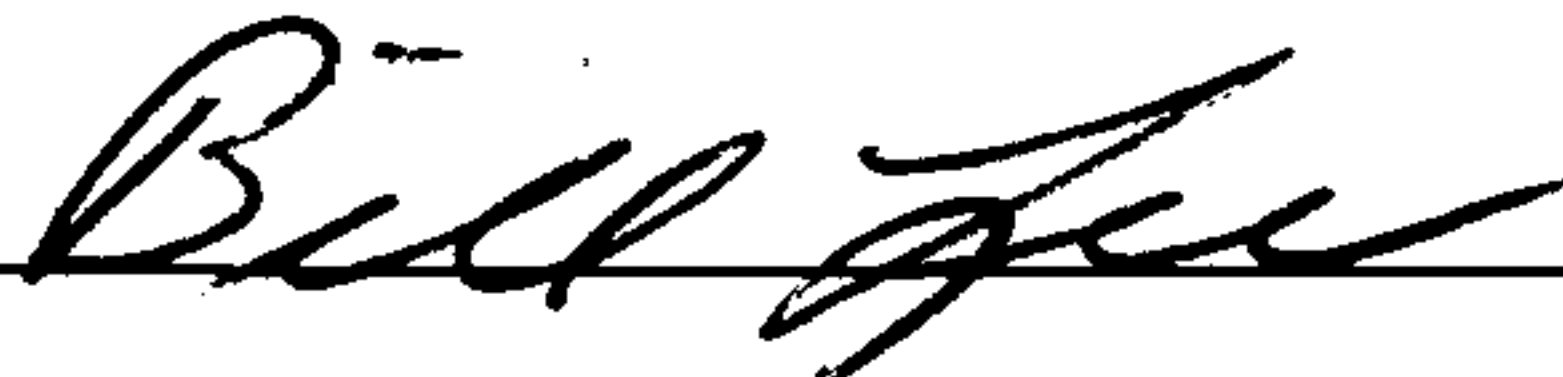
By: Westwood Investments, Inc., its sole General Partner

By: 

J.W. Wood, President

ASSOCIATION:

7H Ranch Property Owners Association, a Texas non-profit corporation

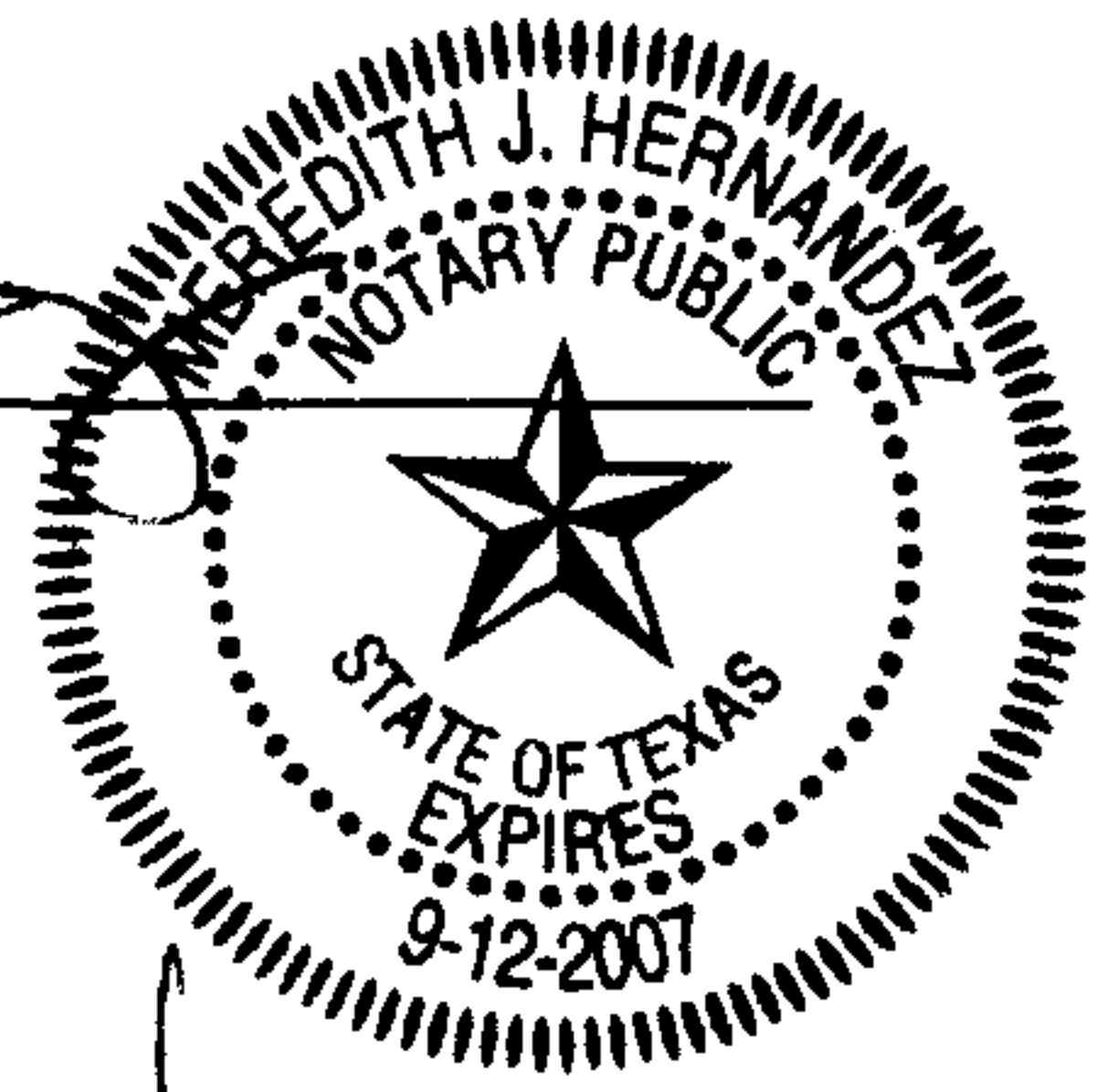
By: 

Bill Lee, President

STATE OF TEXAS §
COUNTY OF Guadalupe §

This instrument was acknowledged before me on the 7th day of June, 2005, by J.W. Wood, acting in his capacity as President of Westwood Investments, Inc., a Texas corporation, being the sole General Partner of CANHAM RANCH, LTD., a Texas limited partnership, on behalf of said partnership and corporation.

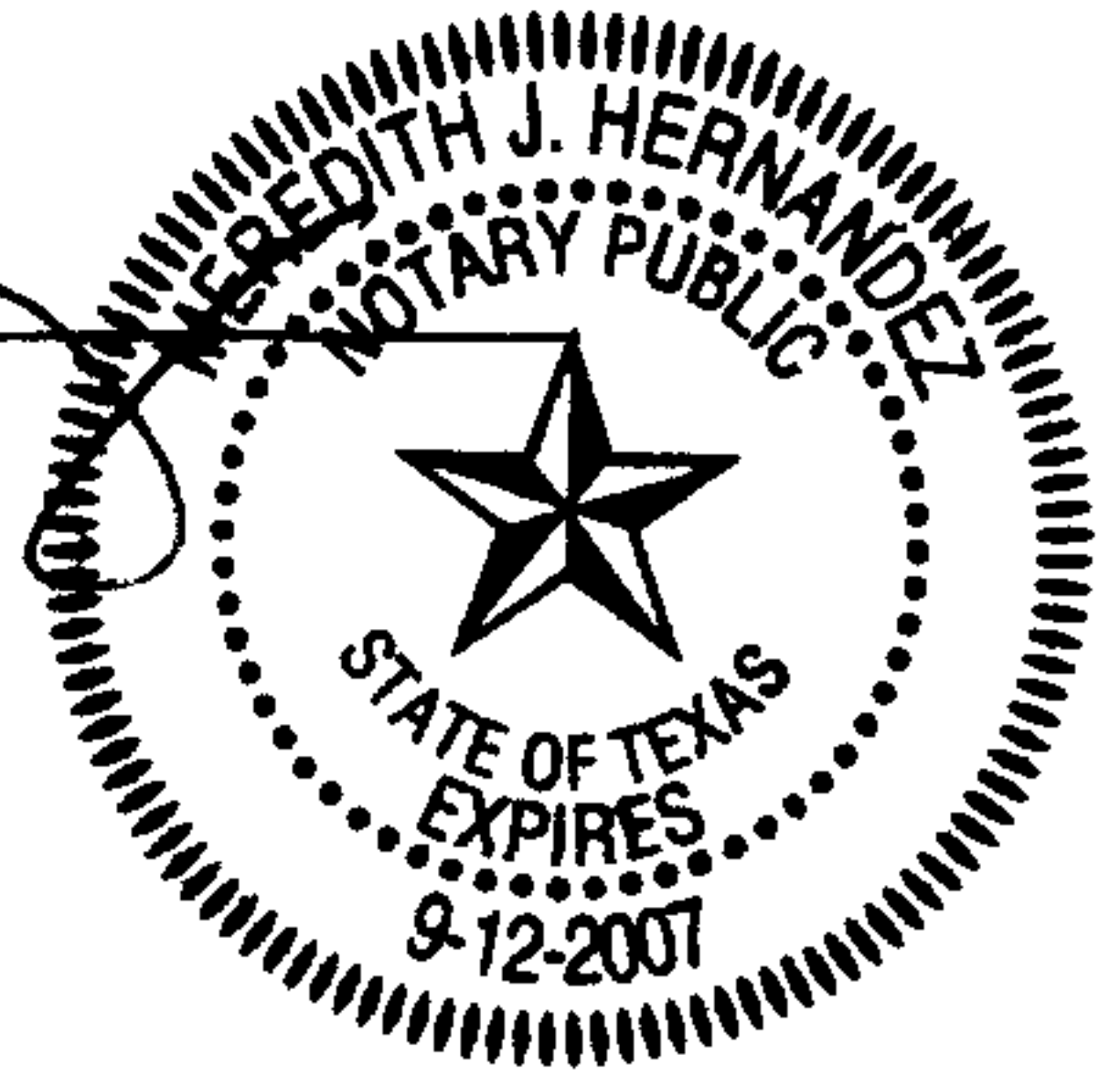
Meredith J. Hernandez
Notary Public, State of Texas



STATE OF TEXAS §
COUNTY OF Guadalupe §

This instrument was acknowledged before me on the 7th day of June, 2005, by Bill Lee, acting in his capacity as President of 7H Ranch Property Owners association, a Texas non-profit corporation, on behalf of said corporation.

Meredith J. Hernandez
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
CANHAM RANCH, LTD.
c/o Steven R. Brook
745 E. Mulberry, Ninth Floor
San Antonio, Texas 78212