

95- 0096057

AMENDMENT TO  
DECLARATION OF RESTRICTIVE COVENANTS  
AND CONDITIONS  
FOR  
OAK RIDGE VILLAGE SUBDIVISION, UNIT 4

THE STATE OF TEXAS     }  
                                                }       KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF BEXAR        }

WHEREAS, WETMORE THOUSAND OAKS, LTD., a Texas limited partnership (herein referred to as "Declarant"), as Owner of the following described property, executed a Declaration of Restrictive Covenants and Conditions for Oak Ridge Village Subdivision, Unit-4 (the "Declaration"), dated March 23, 1995, and recorded in Volume 6380, Page 103, of the Real Property Records of Bexar County, Texas, affecting the following described property:

      Lots 1-54, inclusive, Block 10, New City Block 18940, OAK RIDGE VILLAGE SUBDIVISION UNIT-4, in the City of San Antonio, Bexar County, Texas, as shown on plat thereof recorded in Volume 9531, Page 47, Deed and Plat Records of Bexar County, Texas (hereinafter referred to as the "Lots" or "Subdivision");

WHEREAS, the Declaration provides for amendment thereof by written instrument executed by the Owners of 75% or more of the Lots and the Declarant;

WHEREAS, as of the date hereof, BOOTH & BOOTH, LTD., a Texas limited partnership, owns four (4) Lots and the Declarant owns ~~forty-seven (47)~~ fifty (50) Lots in the Subdivision;

WHEREAS, the undersigned, as the record Owners of more than 75% of Lots within the Subdivision, desire to amend the Declaration with this Amendment to Declaration of Restrictive Covenants and Conditions ("Amendment"), to (i) provide for the front and a portion of the sides of all houses to be masonry, (ii) clarify the building setback requirements, and (iii) attach a revised grading plan as Exhibit "A", which adds a private interceptor drainage channel along the rear property lines of Lots 29-32 and the side property line of Lot 28;

NOW, THEREFORE, Declarant and the undersigned Owners hereby agree and declare that the Subdivision is and shall be hereafter held, transferred, sold, conveyed, occupied, and enjoyed subject to the Declaration and this Amendment, and that this Amendment shall amend the Declaration with respect to the Subdivision, as follows:

107-1001201

1. Article VII is hereby amended to be and read as follows:

ARTICLE VII

BUILDING MATERIALS

The exterior walls of all one-story residential buildings, and the lower story of all two-story residential buildings, shall be constructed with masonry, rock, stucco, brick, or brick and masonry veneer for 50% of more of the total exterior wall area, with at least the front and a portion of two sides being masonry. Window and door openings shall be included as masonry. Notwithstanding the foregoing, the Architectural Control Committee is empowered to waive this restriction, if, in its sole discretion, such waiver is advisable in order to accommodate a unique or advanced building concept, design or material, and the resulting structure will not detract from the general appearance of the neighborhood. Wall materials used on all Lots shall be restricted to those types and colors as approved by the Architectural Control Committee.

Roofing shall be either slate, tile, factory fire-treated wood (if permitted by the City of San Antonio), tarnished metal with standing seams, or composition non-dimensional shingles, provided that any composition roofing shall be three tab or more.

2. Article XXVII is hereby amended to be and read as follows:

ARTICLE XXVII

BUILDING SETBACKS

The minimum front and rear setbacks shall be twenty feet (20') for all structures unless otherwise approved in writing by the Architectural Control Committee. It should be noted that the Subdivision Plat allows a sixteen foot (16') front setback, except for garages which must be a minimum of twenty feet (20'). The rear setback shall comply with the applicable City of San Antonio ordinances. Sideyards shall be a minimum of five feet (5') on each side unless otherwise approved by the Committee.

3. The grading plan referred to in Article XXI of the Declaration as Exhibit "A" is hereby replaced with the grading plan attached to this Amendment as Exhibit "A." This grading plan adds a private interceptor drainage channel along the rear property lines of Lots 29-32, and along the side property line of Lot 28. The flow area of this drainage channel cannot be blocked by fencing or other obstructions.

2025454.07252

This Amendment is executed this 28 day of June, 1995.

DECLARANT and OWNER OF 50<sup>47</sup> LOTS:

WETMORE THOUSAND OAKS, LTD., a Texas limited partnership

By: DDH ENTERPRISES, INC., a Texas corporation, its general partner

By: *Denzil Hallmark, Jr.*  
Denzil Hallmark, Jr., President

OWNER OF 1 LOTS:

BOOTH & BOOTH, LTD., a Texas limited partnership

By: LWB, Inc., a Texas corporation, its general partner

By: *Sherry Slattery*  
Sherry Slattery, Vice President

THE STATE OF TEXAS )

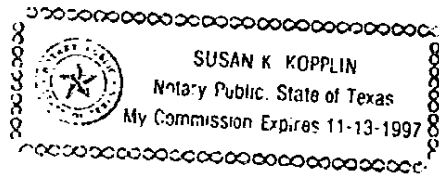
COUNTY OF BEXAR )

This instrument was acknowledged before me on this 28 day of June, 1995, by Denzil Hallmark, Jr., President of DDH Enterprises, Inc., general partner of Wetmore Thousand Oaks, Ltd., a Texas limited partnership, on behalf of the corporation and the partnership.

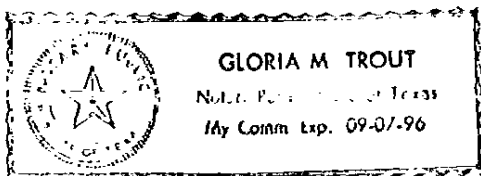
*Susan K. Kopplin*  
Notary Public, State of Texas

THE STATE OF TEXAS )

COUNTY OF BEXAR )



This instrument was acknowledged before me on this 28th day of June, 1995, by Sherry Slattery, Vice President of LWB, Inc., general partner of Booth & Booth, Ltd., a Texas limited partnership, on behalf of the corporation and the partnership.



*Alicia M. Trout*  
Notary Public, State of Texas

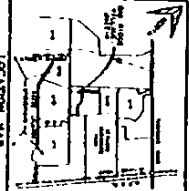
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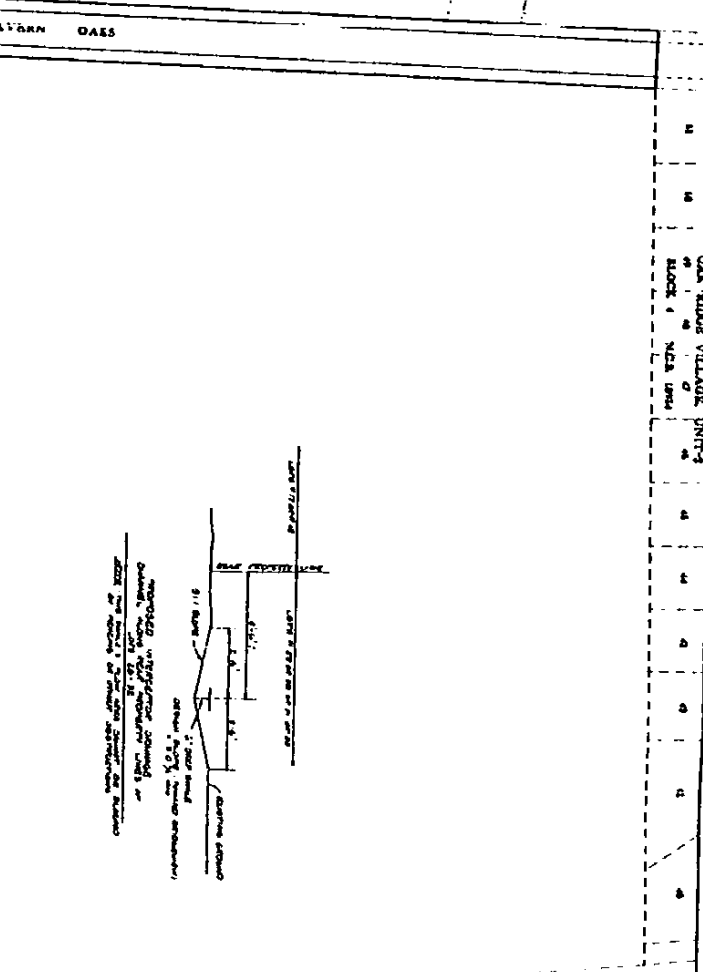
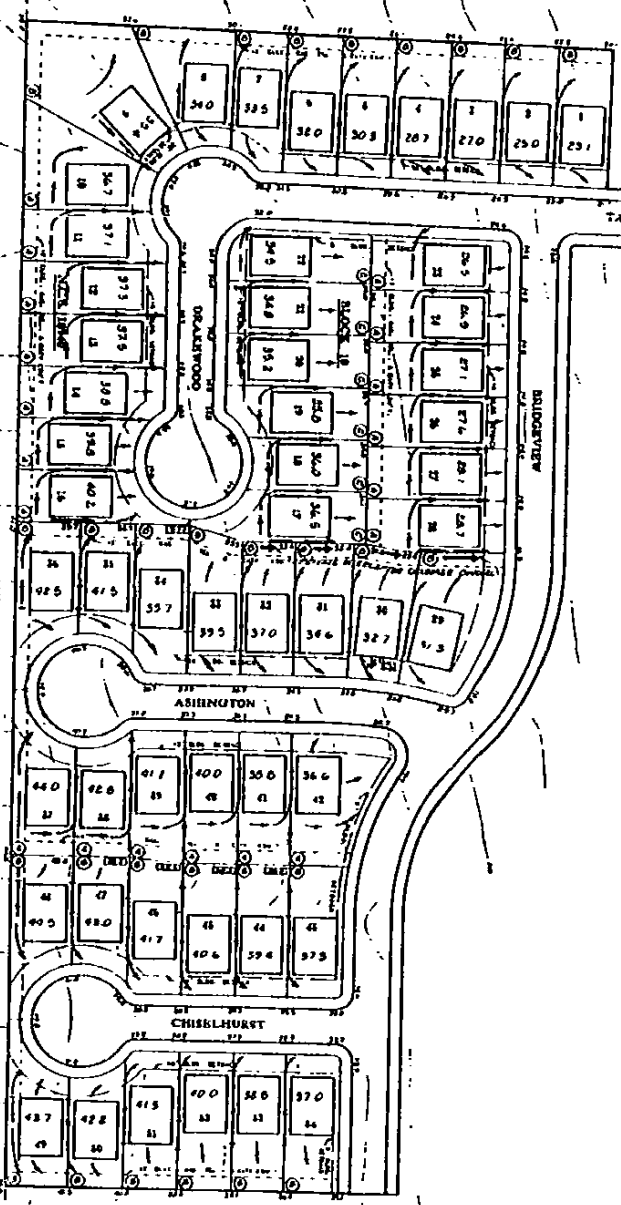
Sue Kopplin  
14607 San Pedro, Suite 100  
San Antonio, TX 78232

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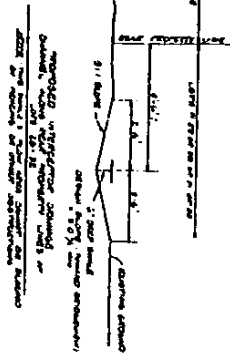
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EXISTING  
NO DRAIN  
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9:1 Slope  
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DRAINAGE DITCH

OAK RIDGE VILLAGE UNIT-4  
BLOCK 4  
NEAR 1/4

10-15-10-20-25

- GRADING NOTES**
- 1. ALL SPOT ELEVATIONS FROM 0' TO 100' IN CORNER 1" = 1" S.I. UNITS
  - 2. ALL SPOT ELEVATIONS FROM 100' TO 200' IN CORNER 1" = 2" S.I. UNITS
  - 3. ALL SPOT ELEVATIONS FROM 200' TO 300' IN CORNER 1" = 3" S.I. UNITS
  - 4. ALL SPOT ELEVATIONS FROM 300' TO 400' IN CORNER 1" = 4" S.I. UNITS
  - 5. ALL SPOT ELEVATIONS FROM 400' TO 500' IN CORNER 1" = 5" S.I. UNITS
  - 6. ALL SPOT ELEVATIONS FROM 500' TO 600' IN CORNER 1" = 6" S.I. UNITS
  - 7. ALL SPOT ELEVATIONS FROM 600' TO 700' IN CORNER 1" = 7" S.I. UNITS
  - 8. ALL SPOT ELEVATIONS FROM 700' TO 800' IN CORNER 1" = 8" S.I. UNITS
  - 9. ALL SPOT ELEVATIONS FROM 800' TO 900' IN CORNER 1" = 9" S.I. UNITS
  - 10. ALL SPOT ELEVATIONS FROM 900' TO 1000' IN CORNER 1" = 10" S.I. UNITS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/15/10	PRELIMINARY GRADING PLAN	J. L. BOSE	
2	10/20/10	FINAL GRADING PLAN	J. L. BOSE	

**OAK RIDGE VILLAGE, UNIT-4  
AREA GRADING PLAN**

**mbc**  
MADISON • BOSE • COPELAND & ASSOC. INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
45 BRANTLEY DRIVE, SUITE 200, ANNE ARBOR, MICHIGAN 48106  
734.969.8000



Any person who records an instrument in the public records of the State of Texas concerning the described real property described herein, which is not a duly recorded instrument, shall be liable under Federal Law.  
STATE OF TEXAS COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in the Public Records Office of Bexar County, Texas on the date and at the time stamped hereon and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on

JUL 03 1995



*Jerry Rickhoff*

COUNTY CLERK  
BEXAR COUNTY, TEXAS

015454 000266

**RECORDER'S MEMORANDUM**

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Filed for Record in:  
BEXAR COUNTY, TX  
SERRY RICKHOFF, COUNTY CLERK  
On Jul 03 1995  
At 4:51pm  
Receipt #: 144889  
Recording: 11.00  
Doc/Regt: 6.00  
Doc/Num: 95-0096057  
Deputy - Suzanne Ybarra