

Information provided by:  
Lindsay Currey  
RE/MAX Centx Assoc.  
512-698-8690



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6 PGS

2005008534

**TUSCANY VILLAS  
AMENDMENTS TO RESTRICTIONS**

DLD

**STATE OF TEXAS**

**COUNTY OF WILLIAMSON**

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**KNOW ALL MEN BY THESE PRESENTS, THAT:**

**WHEREAS**, by instrument recorded in the Office of the County Clerk of Williamson County, Texas, certain Covenants, Conditions and Restrictions (hereinafter, the "Restrictive Covenants") were filed under Clerk's Document No. 2005052564 of the Official Public Records of said county affecting TUSCANY VILLAS, a subdivision in said county according to the map or plat thereof recorded in Cabinet AA, Slides 176-177 of the Plat Records of said county; and

**WHEREAS**, the Restrictive Covenants set out and recite the following:

**Section VI, SIZE AND CONSTRUCTION OF DWELLING AND PERMITTED USES:**

4. **Roof.** Roofs may be constructed of either (a) Concrete or clay tile; or (b) approved metal. If metal is used, the metal surface must have a dull finish upon installation and must meet Committee approval as to all aspects of it, including color, type and finish. No obtrusive roof colors will be permitted.

**AND, WHEREAS** it is the agreement of one hundred percent (100%) of the owners of the lots in the subdivision that the restriction hereinabove set out is to be amended.

**NOW THEREFORE**, in consideration of the benefits which will accrue to owners of the lots in the subdivision, and in the interest of clarity of intent and understanding of the Covenants, Conditions and Restrictions by all lot owners within the aforementioned TUSCANY VILLAS, the said Covenants, Conditions and Restrictions are hereby amended as follows:

4. **Roof.** Roofs may be constructed of either (a) concrete or clay tile; (b) approved metal; or (c) a fifty (50) year composition shingle roof. If metal is used, the metal surface must have a dull finish upon installation and must meet Committee approval as to all aspects of it, including color, type and finish. No obtrusive roof colors will be permitted.

**ADDITIONALLY:**

**PURSUANT TO** Section XV, DURATION AND RIGHT TO ENFORCE, the second paragraph of which section states, as follows:

The covenants, conditions and restrictions herein shall be effective until May 1, 2028, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years, unless by a vote of three-fourths (3/4) of the owners of lots in such subdivision, with each lot in such subdivision having one (1) vote, taken prior to expiration of said twenty (20) year period or for any current extended period, and filed for record in the Official Records of Williamson County, Texas.

shall, in the interest of consistency shall be amended to read as follows:

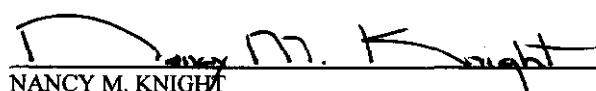
The covenants, conditions and restrictions herein shall be effective until May 1, 2028, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years, unless by a vote of three-fourths (3/4) of the owners of lots in such subdivision, with each lot in such subdivision having one (1) vote, taken prior to expiration of said ten (10) year period or for any current extended period, and filed for record in the Official Records of Williamson County, Texas.

These modifications and amendments shall be construed to be of full force and effect as of the date of execution of this instrument by the last owner of any lot as hereinbelow set out.

**AGREED and ACCEPTED:**

Owners of Lot Seven (7):

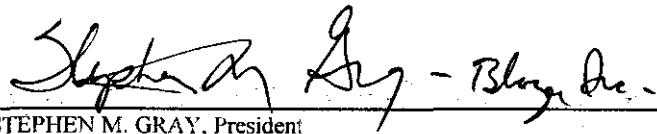
  
\_\_\_\_\_  
LARRY D. KNIGHT

  
\_\_\_\_\_  
NANCY M. KNIGHT

Owner of Lots Nine (9) and Ten (10):

BLAZER INC., a Texas corporation

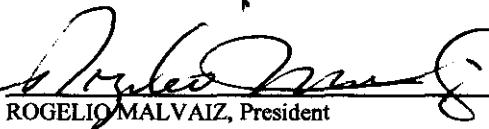
BY:

  
\_\_\_\_\_  
STEPHEN M. GRAY, President

Owner of Lots Eleven (11) and Nineteen (19):

MALVAIZ BUILDERS, INC., a Texas corporation

BY:

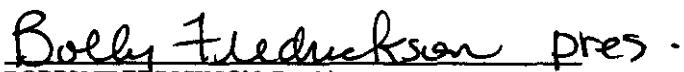
  
ROGELIO MALVAIZ, President

Owner of Lot Fourteen (14):

FREDRICKSON BUILDERS II, LTD.

BY: FREDRICKSON BUILDERS, INC., its General Partner

BY:

  
BOBBY FREDRICKSON, President

Owner of Lot Sixteen (16):

JENNIFER L. TABOR

Owner of Lot Seventeen (17):

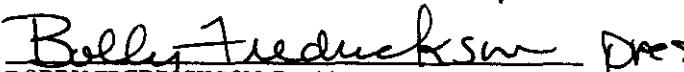
STEVEN COURTNEY

DECLARANT and OWNER OF THE REMAINING LOTS:

THE WOODS OF FOUNTAINWOOD, LTD.

BY: WILLIAMSON COUNTY OPTCO, INC.,  
its General Partner

BY:

  
BOBBY FREDRICKSON, President

#### ACKNOWLEDGMENT

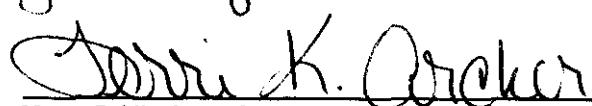
STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on January 24th, 2006 by LARRY D. KNIGHT.



  
Terri K. Archer  
Notary Public, State of Texas

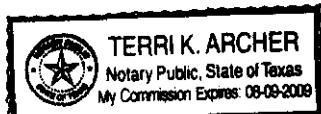
#### ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on January 24th, 2006 by NANCY M. KNIGHT.



  
Terri K. Archer  
Notary Public, State of Texas

Owner of Lots Eleven (11) and Nineteen (19):

MALVAIZ BUILDERS, INC., a Texas corporation

BY:

ROGELIO MALVAIZ, President

Owner of Lot Fourteen (14):

FREDRICKSON BUILDERS II, LTD.

BY: FREDRICKSON BUILDERS, INC., its General Partner

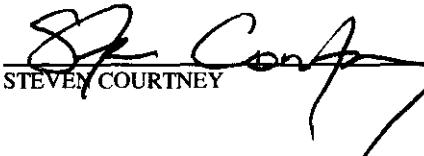
BY:

BOBBY FREDRICKSON, President

Owner of Lot Sixteen (16):

JENNIFER L. TABOR

Owner of Lot Seventeen (17):

  
STEVEN COURTNEY

DECLARANT and OWNER OF THE REMAINING LOTS:

THE WOODS OF FOUNTAINWOOD, LTD.

BY: WILLIAMSON COUNTY OPTCO, INC.,  
its General Partner

BY:

BOBBY FREDRICKSON, President

**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on \_\_\_\_\_, 2006 by LARRY D. KNIGHT.

\_\_\_\_\_  
Notary Public, State of Texas

**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on \_\_\_\_\_, 2006 by NANCY M. KNIGHT.

\_\_\_\_\_  
Notary Public, State of Texas

Owner of Lots Eleven (11) and Nineteen (19):

MALVAIZ BUILDERS, INC., a Texas corporation

BY:

ROGELIO MALVAIZ, President

Owner of Lot Fourteen (14):

FREDRICKSON BUILDERS II, LTD.

BY: FREDRICKSON BUILDERS, INC., its General Partner

BY:

BOBBY FREDRICKSON, President

Owner of Lot Sixteen (16):

  
JENNIFER L. Tabor

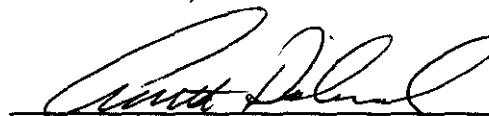
Owner of Lot Seventeen (17):

STEVEN COURTNEY

Owner of Lots Twenty-Four (24) and Twenty-Five (25):

RICHMOND PROPERTIES, INC.

BY:

  
CAVITT RICHMOND, President

DECLARANT and OWNER OF THE REMAINING LOTS:

THE WOODS OF FOUNTAINWOOD, LTD.

BY: WILLIAMSON COUNTY OPTCO, INC.,  
its General Partner

BY:

BOBBY FREDRICKSON, President

**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on \_\_\_\_\_, 2006 by LARRY D. KNIGHT.

\_\_\_\_\_  
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on January 25th, 2006 by STEPHEN M. GRAY, President of BLAZER, INC., a Texas corporation, on behalf of said corporation.



Terri K. Archer  
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on January 25th, 2006 by ROGELIO MALVAIZ, President of MALVAIZ BUILDERS, INC., a Texas corporation, on behalf of said corporation.



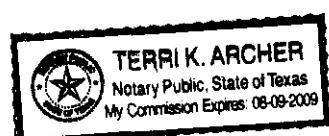
Terri K. Archer  
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on January 26th, 2006 by BOBBY FREDRICKSON, President of FREDRICKSON BUILDERS, INC., General Partner on behalf of FREDRICKSON BUILDERS II, LTD., a Texas limited partnership.



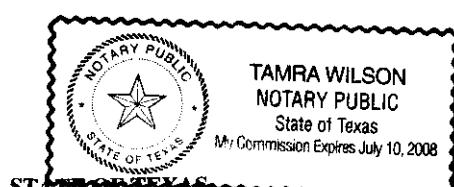
Terri K. Archer  
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

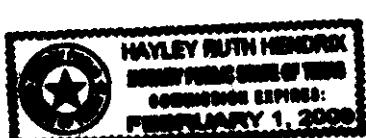
This instrument was acknowledged before me on January 31st, 2006 by JENNIFER L. TABOR.



Notary Public, State of Texas

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on 13, January, 2006 by STEVEN COURTNEY.



Hayley Ruth Hendrix

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on \_\_\_\_\_, 2006 by STEVEN COURTNEY.

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on February 1st, 2006 by CAVITT RICHMOND, President of RICHMOND PROPERTIES, INC., a Texas corporation, on behalf of said corporation.



Terri K. Archer

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on January 6th, 2006 by BOBBY FREDRICKSON, President of WILLIAMSON COUNTY OPTCO, INC., general partner of THE WOODS OF FOUNTAINWOOD,LTD., a Texas limited partnership on behalf of said partnership.



Terri K. Archer

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

David Darnell  
3613 Williams Drive, Ste. 503  
Georgetown, Texas 78628

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2006008534

Nancy E. Rister

02/03/2006 10:48 AM

CARRILLO \$36.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

AFTER RECORDING RETURN TO:

Longhorn Title Co., Inc.  
801 Main Street  
Georgetown, Texas 78626