



**STONE RIDGE PHASE B SECTION 1 SUBDIVISION
AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

Reference is made to the Stoney Ridge Phase B Section 1 Subdivision Declaration of Covenants, Conditions and Restrictions (as heretofore amended, the "Declaration"), recorded under Document No. 2005059880 of the Official Public Records of Travis County, Texas, as amended by that certain Supplemental Declaration of Covenants, Conditions and Restrictions recorded under Document No. 2005167619 of the Official Public Records of Travis County, Texas, and further amended by that certain Declaration of Annexation And Joinder To Declaration of Covenants, Conditions and Restrictions recorded under Document No. 2006146069 of the Official Public Records of Travis County, Texas, and further amended by that certain Declaration of Annexation And Joinder To Declaration of Covenants, Conditions and Restrictions recorded under Document No. 2007113554 of the Official Public Records of Travis County, Texas, and further amended by that certain Amendment to the Stoney Ridge Phase B Section 1 Subdivision Declaration of Covenants, Conditions and Restrictions recorded under Document No. 2012208506 of the Official Public Records of Travis County, Texas.

1. Section 8.2 (a) of the Declaration states:

8.2 Amendment.

(a) This Declaration may be amended by Declarant acting alone so long as Declarant holds at least one (1) Lot in the Association

Declarant currently at least one lot in the Association and now wishes to amend the Declaration as hereafter provided.

2. Section 6.6 of the Declaration is hereby amended to read in its entirety as follows:


6.6 Assessment Upon Transfer. The Association shall collect a Transfer Assessment of Ninety and No/100 Dollars (\$90.00) per Lot from each purchaser of a Lot at the time of each closing of a purchase and sale of such Lot. Such Transfer Assessment shall be due and payable on each Lot each time ownership of such Lot is transferred. Notwithstanding the foregoing, no such Transfer Assessment shall be due or payable by any Direct Transferee upon its acquisition of a Lot from Declarant, or upon the subsequent acquisition of any such Lot by any purchaser who acquires such Lot from a Direct Transferee. The Transfer Assessment provided for herein shall be for the benefit of the Association and

shall only increase by an amount to be determined by the Board of Directors from time to time.

3. **Amendment.** This Amendment to the Stoney Ridge Phase B Section 1 Subdivision Declaration of Covenants, Conditions and Restrictions (this "Amendment") constitutes a written amendment of the Declaration adopted by Declarant in accordance with the provisions of Section 8.2 (a) thereof. In the event of any conflict between the provisions of the Declaration and this Amendment, the provisions of this Amendment shall control.

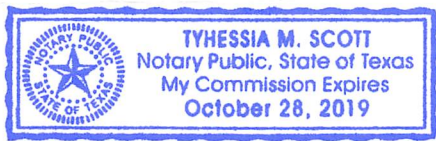
Executed to be effective as of December 14th, 2017.


GRANTOR: SR Development, Inc.

By: 
William G. Gurasich, President


STATE OF TEXAS §
 § ACKNOWLEDGEMENT
COUNTY OF TRAVIS §

This instrument was acknowledged before me on December 14, 2017, by William G. Gurasich, President of SR Development, Inc., a Texas corporation, on behalf of said corporation.




Notary Public, State of Texas

Return To:
Colby Property Management
204 Bagdad Street
Leander, TX 78641

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Feb 06, 2018 08:50 AM 2018017195
ESPINOZAC: \$30.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS