



FIRST AMENDMENT
to
**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS**
for
MCCRARY MEADOWS

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF FORT BEND §

WHEREAS, VENTANA DEVELOPMENT MCCRARY, LTD., a Texas limited partnership (the "Developer") is the sole record owner of that certain property heretofore platted and subdivided into that certain residential subdivision known as McCrary Meadows, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 20150182 of the Plat Records of Fort Bend County, Texas ("McCrary Meadows, Section One (1)");

WHEREAS, Developer by that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for McCrary Meadows" filed of record in the Official Public Records of Real Property of Fort Bend County, Texas, under County Clerk's File No. 2016009332 (the "Declaration"), imposed on McCrary Meadows, Section One (1) all those certain covenants, conditions, restrictions, and easements set forth therein;

WHEREAS, Article II, Section 2.6 of the Declaration provides that the terms of the Declaration can be amended by the Developer without the joinder of any other party as long as Developer owns a Lot and the amendment to the Declaration is not inconsistent with the residential character of the Subdivision; and

WHEREAS, the Developer still owns a Lot and this amendment is not inconsistent with the residential character of the Subdivision.

NOW, THEREFORE, the Declaration applies to encumbrances and runs with all of the real property subjected to the Declaration.

1. Article II, Section 2.2 of the Declaration is amended to read as follows:

SECTION 2.2 "Exterior Materials" The maximum number of materials on the exterior of the residential dwelling and other structures on a Lot is three (3). On sixty foot (60') lots or greater, all exterior walls on the first floor of a residential dwelling must be brick, stone or stucco excluding box-out windows.

On two-story residential dwellings, the front elevation must be predominantly brick, stone or stucco. On the second story, exterior walls on Lots that are sixty-five feet (65') in width or greater, brick, stone or stucco is required on the front elevation, and a corner wrap of not less than fifteen feet (15') is required. The Architectural Review Committee may require additional brick, stone or stucco on residential dwellings that are in view from an entrance to the Subdivision and from community access boulevards.

The amendment of the Declaration set forth above shall be deemed to be a part of and shall be interpreted in accordance with the Declaration. All provisions of the Declaration not amended hereby are hereby ratified and confirmed in each and every particular, and shall continue in full force and effect pursuant to the terms of the Declaration.

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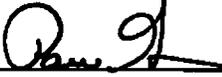
IN WITNESS WHEREOF, the undersigned for the purpose of acknowledging its consent and approval to the amendment of the Declaration has executed this instrument as of the date set forth below to be effective upon filing of record in the Official Public Records of Real Property of Fort Bend County, Texas.

Executed on the 30th day of August, 2016.

DEVELOPER:

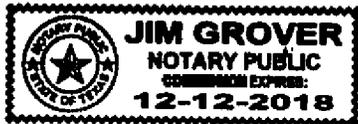
**VENTANA DEVELOPMENT MCCRARY, LTD.
A TEXAS LIMITED PARTNERSHIP**

By: McCrary Meadows, L.L.C.
General Partner

By: 
Paul Grover, General Partner

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned notary public, on this 30th day of August, 2016 personally appeared Paul Grover, General Partner of McCrary Meadows, L.L.C., General Partner to Ventana Development McCrary, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas