

2-1095\CLA\WOODLAKE.AMD.R

WOODLAKE PARTNERS, INC. -TO- THE PUBLIC

*This HAS BEEN AMENDED BY Dec. 22, 03 MASTER COPY*

**IV**

AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS  
AFFECTING A PORTION OF THE LOTS IN  
WOODLAKE SUBDIVISION, UNIT IV

*10-5-95*

THE STATE OF TEXAS                    ))  
  ))                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF GUADALUPE                ))

That the Declaration of Covenants, Conditions, Easements and Restrictions affecting a portion of the lots in Woodlake subdivision, Unit IV, which are recorded in Volume 1142, Page 540 of the Official Records of Guadalupe County, Texas, are amended as set forth herein.

W I T N E S S E T H:

WHEREAS, Woodlake Partners, Inc. heretofore executed an instrument recorded in Volume 1142, Page 540 of the Official Records of Guadalupe County, Texas, affecting certain lots in Woodlake Subdivision, Unit IV entitled DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AFFECTING A PORTION OF THE LOTS IN WOODLAKE SUBDIVISION, UNIT IV (hereafter referred to sometimes as the "Declaration");

WHEREAS, the Declaration provided that the terms of the Declaration could be amended so long as 75% of the owners of any lots subject to the Declaration signed a written instrument amending same provided that Woodlake Partners, Inc. signed the amendment so long as it owned a lot subject to the terms of the Declaration;

WHEREAS, Woodlake Partners, Inc. currently owns lots 1-13, 15-22, 30-34, 37-47, 76 & 83-98 of Woodlake Subdivision, Unit IV, according to a map thereof recorded in Volume 4, Page 354-356 of the Map and Plat Records of Guadalupe County, Texas, which is more than 75% of the lots subject of the Declaration; and

WHEREAS, Woodlake Partners, Inc. has determined that it is in the best interest of the owners of the lots subject to the Declaration that the restrictive covenants, as set forth in the Declaration be amended as set forth below.

NOW THEREFORE, Woodlake Partners, Inc. hereby amends the DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AFFECTING A PORTION OF THE LOTS IN WOODLAKE SUBDIVISION, UNIT IV, which is recorded in Volume 1142, Page 540 of the Official Records of Guadalupe County, Texas, as follows:

1. Section 4 of Article IV of the Declaration which reads as follows:

"4. Minimum Living Area. The minimum floor living area of the main structure of any dwelling exclusive of porches, terraces, garages, and detached accessory buildings shall be 1,500 square feet of heated living area for one-story buildings and 2,000 square feet of heated living area for a dwelling of more than one-story. Condominium projects on Lots on which condominiums are allowed must provide for a least 900 square feet of heated living area exclusive of open porches garages and terraces for each unit.

is hereby modified and amended to read as follows:

*Increase 1st story to 1800 sq ft For all Lots Except Lots 77 & 44*

NEW

"4. Minimum Living Area. The minimum living area of any dwelling located on any Lot except Lots No. 77 & 14, exclusive of porches, terraces, garages, and detached accessory buildings, shall be at least 1,800 square feet of heated living area for one-story buildings and 2,000 square feet of heated living area for a dwelling of more than one-story. Condominium projects on Lots on which condominiums are allowed must provide for a least 900 square feet of heated living area exclusive of open porches garages and terraces for each unit. The minimum floor living area of the main structure of any dwelling located on Lots No. 77 & 14, exclusive of porches, terraces, garages, and detached accessory buildings, shall be at least 1,500 square feet of heated living area for one-story buildings and 2,000 square feet of heated living area for a dwelling of more than one-story.

2. The undersigned further ratify the Declaration of Covenants, Conditions, Easements and Restrictions affecting a portion of the lots in Woodlake subdivision, Unit IV, as recorded in Volume 1142, Page 540 of the Official Records of Guadalupe County, Texas, and agree that the provisions of said Declaration are valid and enforceable and shall continue in force and effect as originally written, except as Section Four of Article IV of the Declaration is amended and modified hereby.

EXECUTED this the 5 day of October, 1995.

WOODLAKE PARTNERS, INC.

BY *Don Hudgens*  
DON HUDGENS, Its President  
*Don Hudgens*

THE STATE OF TEXAS  
COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 5<sup>th</sup> day of October, 1995, by DON HUDGENS, President of WOODLAKE PARTNERS INC., a Texas corporation, on behalf of said corporation.

*Graciela Garcia*  
Notary Public, State of Texas



FILED FOR RECORD  
95 OCT -6 PM 4:19

LIZZIE M. LORENZ  
COUNTY CLERK GUADALUPE CTY.  
BY *Shirley Reynolds*

THE STATE OF TEXAS  
COUNTY OF GUADALUPE

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly recorded in the Official Public Records of Guadalupe County, Texas.

*Lizette M. Lorenz*  
County Clerk,  
Guadalupe County Texas