

WOODLAKE PROPERTIES, a Joint Venture TO THE PUBLIC

AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS |  
COUNTY OF GUADALUPE |

6385

WOODLAKE PROPERTIES, a Joint Venture, hereinafter called "Declarant" is the owner in fee simple of certain real property located in Guadalupe County, Texas, and known by official plat designation as WOODLAKE Unit Three as per map or plat recorded in Vol. 4, pp. 202-204, Map Records, Guadalupe County, Texas.

For the purpose of enhancing and protecting the value, attractiveness and desirability of the lots or tracts constituting such subdivision, declarant hereby declares that all of the real property described above and each part thereof shall be held, sold and conveyed only subject to the following easements, covenants, conditions, and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

This instrument is executed as an amendment to the restrictions covering WOODLAKE Unit Three, recorded in Vol. 646, page 560, Deed Records, Guadalupe County, Texas; this amendment shall replace Article V, Section 2.B. of Deed Restrictions, WOODLAKE Unit Three as recorded in Vol. 646, page 506, Deed Records of Guadalupe County, Texas.

ARTICLE V  
ARCHITECTURAL CONTROL

VOL 647 PAGE 919

Sec. 2. Dwelling Quality and Size.

B. In Units Two and Three, no dwelling exclusive of open porches, garages, carports, and patios shall be permitted on any lot unless the living area of the main structure, exclusive of one story open porches and garages, shall be not less than 1,250 square feet for one story dwelling, nor less than 1,500 square feet for a dwelling of more than one story.

EXECUTED this 13<sup>th</sup> day of September, 1982.

WOODLAKE PROPERTIES, a Joint Venture

By Gene Naumann  
Gene Naumann

By Vance Naumann  
Vance Naumann  
Texana Service Corp.

By Donald R. Joseph  
Donald R. Joseph, President

NOTARY PUBLIC  
COUNTY OF TRAVIS  
THE STATE OF TEXAS

This instrument was acknowledged before me on the 13<sup>th</sup> day of September, 1982, by Gene Naumann and Vance Naumann, partners, on behalf of WOODLAKE PROPERTIES, a Joint Venture.

Shirley M. Thomas  
Notary Public, State of Texas

NOTARY PUBLIC  
COUNTY OF TRAVIS  
THE STATE OF TEXAS

This instrument was acknowledged before me on the 13<sup>th</sup> day of September, 1982, by Donald R. Joseph, President of Texana Service Corp., partner, on behalf of WOODLAKE PROPERTIES, a Joint Venture.

Shirley M. Thomas  
Notary Public, State of Texas  
Shirley M. Thomas  
Com. exp. 12/28/85

NOTARY PUBLIC  
COUNTY OF TRAVIS  
THE STATE OF TEXAS

THE STATE OF TEXAS  
County of Guadalupe

I, FRANK SCHMIDT, Clerk of the County Court in

VOL. 647, PAGE 920



and for said County, do hereby certify that the foregoing instrument of writing dated the 13 day of  
..... 19 82, with its certificates of authentication, was filed for Record in my  
office the 5 day of Sept. 19 82 at 2:55 o'clock P. M., and duly  
recorded the 22 day of Sept 19 82 at 8:37 o'clock PM, in  
..... DEED ..... Record of said County in Vol. 647 on Pages 918 - 20  
WITNESS my hand and the seal of the County Court of said County, at office in Seguin, Texas,  
the 22 day of Sept 19 82.

By Josephine Klemmich Deputy

FRANK SCHMIDT, Clerk  
County Court, Guadalupe County.