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VIRGINIA SUMMERS and
RICHARD SUMMERS, et al

TO

THE PUBLIC

THIS DOCUMENT HAS NOT BEEN COMPARED TO ORIGINAL FILED DOCUMENT

STATE OF TEXAS }

FIRST AMENDMENT TO COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE WOODLANDS

COUNTY OF GILLESPIE }

This First Amendment to the Covenant, Conditions and Restrictions of the Woodlands, a Subdivision comprised of 38 Tracts or Lots situated in Gillespie County, Texas, as described in the Plat of the Woodlands found of record in Volume 1, Page 74 of the Plat Records of Gillespie County, Texas; and Amended Plat found of record in Volume 1, Page 80 of the Plat Records of Gillespie County, Texas, as platted and restricted by Kenneth Kunz Inc., by restrictions in each deed to each lot to create a common scheme and design for the development of the Woodlands Subdivision is executed by the undersigned for purposes of amending and clarifying the restrictions.

The undersigned being a majority of the property owners in the Woodlands Subdivision with each tract owner having one vote per tract do hereby set forth the amended restrictions of the Woodlands Subdivision:

1. All tracts shall be used solely for single family residential purposes except the tracts fronting on U.S. Highway 290, which tracts may be used for business purposes. The nature and purposes of the business use, from the date of this

amendment shall be approved in writing by a majority of the tract owners in the Woodlands Subdivision. The current use of the tracts fronting on U.S. Highway 290, specifically, Tract No. 1 is "grandfathered" and shall not require approval in writing by a majority of the tract owners in the subdivision. Any retail commercial purposes are allowed, excluding new or used car or truck sales businesses, farm and ranch equipment sales businesses, yard art displayed in the open, flea market sales or any other unsightly material or products displayed in the open visible to the general public. The following is also permitted: individual sales items may be displayed outside in an appealing manner (sales items will not be stockpiled outside the building in public view) and the manufacturing of furniture and light manufacturing so long as it is conducted in an enclosed building or area concealed from public view, offices, any type of single family residence which must comply with the same construction requirements of the Woodlands Subdivision Residential tracts, duplex or quadplex residences.

2. No building, defined as a structure with a roof and walls, other than a single family residence containing not less than 1200 square feet exclusive of porches, breezeways, carports, and garages shall be erected or constructed on the property. The exterior of the building shall be completed not later than twelve (12) months after laying the foundation of the building. Servant quarters, guest houses and outbuildings may be constructed on the property after completion of the single family residence.

3. No building may be used as a short-term rental. A short-term rental is defined as any rental for less than thirty (30) days continuous rental.
4. No building that shall be used as a single family residence, servant's quarters or guest house, shall be occupied until the exterior thereof shall be completely finished, and connected to a septic tank or other disposal system approved by the County and or State Health Dept. No outside toilets or cesspools shall be permitted.
5. No building shall be moved onto any tract without first obtaining permission in writing from a majority of the tract owners, each tract owner having one vote per tract.
6. No swine shall be kept on any tract. Other livestock, pets, and poultry shall be permitted provided said livestock has shelter and kept within the boundaries of the tract. There shall be no commercial feeding operations and no commercial breeding of animals conducted thereon.
7. No mobile home shall be used as a dwelling nor stored on any tract in this subdivision.
8. After completion of a permanent residence building, tract owners may store their personal travel trailer, motor home or other recreational vehicle, so long as it is not used as a permanent dwelling.
9. Only one building used as a permanent residence shall be permitted on any one tract. No resubdivision will be permitted without written permission of majority of the tract owners, each tract owners having one vote per tract.

10. No Church shall be erected on any residential tract but may be erected on any business tract.

11. No in-operative vehicles may be stored on any tract or street.

12. No improvements shall be erected on any tract nearer than forty (40) feet from the front property line nor shall there be any improvements erected nearer than ten (10) feet from any side property line except approved fences.

13. No noxious or offensive activity shall be permitted on any tract, nor shall anything be done thereon which shall be an annoyance or nuisance to the neighborhood.

14. A six foot easement for utility purposes is established along each boundary of the property. These amended restrictions shall continue in force until July 1, 2031, and thereafter until changed by the majority of the property owners in the Woodlands Subdivision, each tract owner having one vote per tract.

If the owner of any tract violates any of these restrictions, or if anyone in possession of any tract in the Woodlands Subdivision violates any of these restrictions it shall be lawful for any individual owner or group of owners of any property in the Woodlands Subdivision to prosecute any proceeding at law or equity against the person or persons violating or attempting to violate any such covenant or restriction, and the land owner of the land where to covenant or restriction is being violated to either prevent the violation of a restriction and to recover damages or other equitable relief including injunctive relief for the violation of any restriction.

EFFECTIVE the 10th day of February 2022.

GARY F. HOWELL

BETTE HOWELL

Owners of Lot 13, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 11th day of February, 2022, by GARY F. HOWELL and BETTE HOWELL.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

JOHN D. WEAVER, JR.

CAROLYN WEAVER

Owners of Lots 2 and 14, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 14th day of February, 2022, by JOHN D. WEAVER, JR. and CAROLYN WEAVER.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

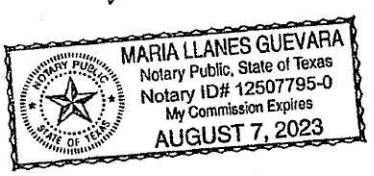
Janet Shindler
JANET SHINDLER

Owner of Lot 15, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 15th day of February, 2022, by JANET SHINDLER.



Maria Llanes Guevara
Notary Public, State of Texas

VIRGINIA SUMMERS

RICHARD SUMMERS

Owners of Lot 16, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 10th day of February, 2022, by VIRGINIA SUMMERS and RICHARD SUMMERS.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

ANNE MONAGHAN

Owner of Lot 17, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 14th day of February, 2022, by ANNE MONAGHAN.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

Richard C Traugott
RICHARD C. TRAUGOTT

Susan Traugott
SUSAN TRAUGOTT

Owners of Lots 1-PT, 13 and 19,
The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 10th day of February, 2022, by RICHARD C. TRAUGOTT and SUSAN TRAUGOTT.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

RICHARD FRANSSEN

RITA FRANSSEN

Owners of Lot 21, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 11th day of February, 2022, by RICHARD FRANSSEN and RITA FRANSSEN.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

Brian Lingnau 2-15-22
BRIAN LINGNAU

Donna Lingnau 2-15-22
DONNA LINGNAU

Owners of Lot 22, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 15 day of February, 2022, by BRIAN LINGNAU and DONNA LINGNAU.

CANDI STAHL
Notary Public, State of Texas
Notary ID#: 12517377-4
My Commission Expires 01-21-2025

Candi Stahl
Notary Public, State of Texas

ELIAS RODRIQUEZ

Owner of Lot 23, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 10th day of February, 2022, by ELIAS RODRIQUEZ.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

LARRY D. STULL

KATHLEEN B. STULL

Owners of Lot 24, the Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 14th day of February, 2022, by LARRY D. STULL and KATHLEEN B. STULL.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

DONNIE R. SHOFFNER

CAROLE SHOFFNER

Owners of Lot 25, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 15th day of February, 2022, by DONNIE R. SHOFFNER and CAROLE SHOFFNER.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

STEPHEN W. BAETHGE

KIM D. BAETHGE

Owners of Lot 26, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 16th day of February, 2022, by STEPHEN W. BAETHGE and KIM D. BAETHGE.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

JOHNNY L. HODGES

ROSE M. HODGES

Owners of Lot 29, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 11th day of February, 2022, by JOHNNY L. HODGES and ROSE M. HODGES.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

ALLAN & FLORENCE VASALLO TRUST,
Owner of Lot 30, The Woodlands

BY: Allan A. Vasallo - Trustee
ALLAN A. VASALLO, Trustee

BY: Florence A. Vasallo, Trustee
FLORENCE A. VASALLO, Trustee

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 11th day of February, 2022, by ALLAN A. VASALLO and FLORENCE A. VASALLO, Trustees of the ALLAN & FLORENCE VASALLO TRUST.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

CHARLES DALE WILSON

CINDY WILSON

Owners of Lots 3, 4, and 5,
The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 15th day of February, 2022, by CHARLES DALE WILSON and CINDY WILSON.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

Troy H. Johnson
TROY H. JOHNSON

Wilma Johnson
WILMA JOHNSON

Owners of Lot 10, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 16th day of February, 2022, by TROY H. JOHNSON and WILMA JOHNSON.

Notary Public, State of Texas

PATRICK M. DOOLEY
Notary Public, State of Texas
Notary ID# 728973-9
My Commission Expires
NOVEMBER 20, 2025

William R Mays

WILLIAM R. MAYS

Bibi H Mays

BIBI HAAZRA MAYS

Owners of Lot 32, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 10 day of Feb, 2022, by WILLIAM R. MAYS and BIBI HAAZRA.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

JOANNE MARTIN

Owner of Lot 9, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 15th day of February, 2022, by JOANNE MARTIN.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

JANET VINSON

Owner of Lot 33, The Woodlands

THE STATE OF TEXAS }

COUNTY OF GILLESPIE }

The above instrument was acknowledged before me on the 11th day of February, 2022, by JANET VINSON.

JENNA BROUGHTON
Notary Public, State of Texas
Notary ID# 13133192-2
My Commission Expires
OCTOBER 27, 2025

Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche, County Clerk
Gillespie County Texas
February 17, 2022 02:40:19 PM
FEE: $121.00 LMOOSE
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