

AFTER RECORDING RETURN TO:



4

~~ROBERT D. BURTON, ESQ.~~
~~ARMBRUST & BROWN, L.L.P.~~
~~100 CONGRESS AVE., SUITE 1300~~
~~AUSTIN, TEXAS 78701~~
11-GF# 5327052335 JPB
RETURN TO: HERITAGE TITLE
401 CONGRESS, SUITE 1500
AUSTIN, TEXAS 78701



AMD LP 2006034404
6 PGS

ROUGH HOLLOW SOUTH SHORE [THE ENCLAVE]

ROUGH HOLLOW SECTION 10

&

LOT 1, BLOCK B AND LOT 54, BLOCK A, ROUGH HOLLOW SECTION 37

FIRST AMENDMENT TO DESIGN GUIDELINES

Cross reference to: (i) Master Declaration of Covenants, Conditions and Restrictions for Rough Hollow South Shore, recorded as Document No. 2005181058 in the Official Public Records of Travis County, Texas; (ii) Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions for Rough Hollow South Shore [The Enclave], recorded as Document No. 2006028708, Official Public Records of Travis County, Texas; and (iii) Rough Hollow South Shore [The Enclave] Design Guidelines, recorded as Document No. 2006028950, Official Public Records of Travis County, Texas.

**FIRST AMENDMENT TO DESIGN GUIDELINES
ROUGH HOLLOW SOUTH SHORE [THE ENCLAVE]**

This First Amendment to Design Guidelines – Rough Hollow South Shore [The Enclave] (this “**Amendment**”) is made by the Rough Hollow South Shore Master Architectural Control Committee and is as follows:

RECITALS:

A. Rough Hollow Development, Ltd., a Texas limited partnership, previously executed and recorded the following: (i) Master Declaration of Covenants, Conditions and Restrictions for Rough Hollow South Shore, recorded as Document No. 2005181058 in the Official Public Records of Travis County, Texas (the “**Master Declaration**”); (ii) Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions for Rough Hollow South Shore [The Enclave], recorded as Document No. 2006028708, Official Public Records of Travis County, Texas; and (iii) Rough Hollow South Shore [The Enclave] Design Guidelines, recorded as Document No. 2006028950, Official Public Records of Travis County, Texas (the “**Design Guidelines**”).

B. Pursuant to Section 6.02(c) of the Master Declaration, the “Master Architectural Control Committee” established pursuant to Article 6 of the Master Declaration (the “**Committee**”) will have the power, from time to time, to amend, modify, or supplement the Design Guidelines.

C. The Committee now desires to amend the Design Guidelines as set forth hereinbelow.

NOW THEREFORE, the Committee hereby amends and modifies the Design Guidelines as follows:

1. **Minimum Square Footage.** Notwithstanding any provision in the Design Guidelines to the contrary, the minimum square footage of heated/air conditioned space permissible for any residence in The Enclave shall be 3,000 square feet; provided, however, that the minimum square footage of heated/air conditioned space permissible for any residence constructed on a lot on the North and South perimeter of The Enclave will be 4,000 square feet.

2. **Floor to Area Ratio.** Notwithstanding any provision in the Design Guidelines to the contrary, the floor to area ratio requirements set forth on Pages 7 and 8 of the Design Guidelines will not apply to any Lot subject to the Design Guidelines.

3. **Driveways.** Notwithstanding any provision in the Design Guidelines to the contrary: (i) all driveways must incorporate a fifteen foot (15') apron incorporating stamped concrete; (ii) stamped and/or stained concrete driveways are required; and (iii) plain concrete and aggregate driveways are prohibited.

4. **Windows.** Notwithstanding any provision to the contrary in the Design Guidelines, windows shall be of wood, vinyl clad wood, vinyl or metal construction.

5. **Final Plan Review Application.** The Final Plan Review Application, included as Attachment 1 to the Design Guidelines, is hereby deleted in its entirety and replaced with the Final Plan Review Application attached hereto as Attachment 1.

6. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Design Guidelines remain in full force and effect as written, and are hereby ratified and confirmed.

Executed on this 24 day of February, 2006.

**ROUGH HOLLOW SOUTH SHORE MASTER
ARCHITECTURAL CONTROL COMMITTEE:**

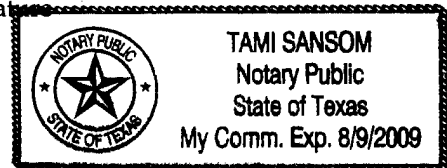
By: [Signature]
Printed Name: Haythem Dawlett
Title: Member

By: _____
Printed Name: Joe DiQuinzio
Title: Member

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 24 day of February, 2006 by Haythem Dawlett, Member of the Master Architectural Control Committee established pursuant to that certain Master Declaration of Covenants, Conditions and Restrictions for Rough Hollow South Shore, recorded as Document No. 2005181058 in the Official Public Records of Travis County, Texas.

[Signature]
Notary Public Signature



THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this ____ day of _____, 2006 by Joe DiQuinzio, Member of the Master Architectural Control Committee established pursuant to that certain Master Declaration of Covenants, Conditions and Restrictions for Rough Hollow South Shore, recorded as Document No. 2005181058 in the Official Public Records of Travis County, Texas.

Notary Public Signature

6. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Design Guidelines remain in full force and effect as written, and are hereby ratified and confirmed.

Executed on this 24 day of February, 2006.

**ROUGH HOLLOW SOUTH SHORE MASTER
ARCHITECTURAL CONTROL COMMITTEE:**

By: [Signature]

Printed Name: Haythem Dawlett

Title: Member

By: [Signature]

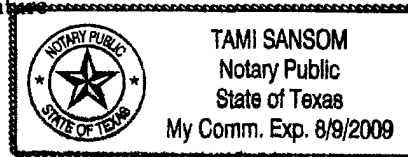
Printed Name: Joe DiQuinzio

Title: Member

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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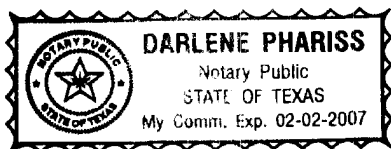
[Signature]
Notary Public Signature



THE STATE OF TEXAS §
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[Signature]
Notary Public Signature



APPLICATION ATTACHMENT 1

FINAL PLAN REVIEW APPLICATION

Deliver to:

Rough Hollow South Shore Master Architectural Control Committee
205 Wild Basin Road, Bldg. 3
Austin, Texas 78746
(f) 512.306.1620
(o) 512.306.1444

The Enclave

Final Plan Review Application

| | |
|----------------------------|-----------------------|
| Submittal Date | _____ |
| Legal Description | Block _____ Lot _____ |
| Street Address | _____ |
| Homeowner (if custom home) | _____ |
| Homebuilder | _____ |
| Architect (if applicable) | _____ |

Applicant's Signature _____

I ____ do ____ do not wish to attend the Committee meeting for review of the attached plans.

Notes:

1. Complete plans and applications received by noon Thursday will be placed on the following Thursday's agenda.
2. Plans will not be reviewed without the required application fee.
3. Incomplete applications and plans will be returned for completion prior to inclusion on the Committee agenda. Please fully complete this application prior to submittal to ensure your plan and application is complete.

The Enclave

Final Plan Review Application, Page Two

Application Fee and Compliance Deposit

Check Executed by Builder for the Compliance Deposit in the amount of \$3,500.00 payable to Rough Hollow Development, Ltd.

Compliance Deposit Agreement Executed by Builder

Site Plan (2 copies)

Please indicate whether plans include the following:

- ☐ 1" = 20' or larger scale, as appropriate to the acreage
- ☐ Site dimensions
- ☐ Existing Contours
- ☐ Property lines
- ☐ Chemical toilet location
- ☐ Silt fence location
- ☐ Chain link fence location at limits of construction
- ☐ Construction entry with dimensions of entry and size of stone
- ☐ Dumpster location
- ☐ Materials storage location(s)
- ☐ Existing sidewalk along the street (if applicable)
- ☐ Building setbacks
- ☐ Building location labeled with floorplan reference and noting any proposed revisions to previously approved plans
- ☐ Easements
- ☐ Utility connections at the street and residence with proposed trench locations
- ☐ Trees to be removed
- ☐ Trees to remain
- ☐ North arrow
- ☐ Driveway and sidewalk locations and materials
- ☐ Proposed perimeter fence locations including material and height
- ☐ Any anticipated accessory development such as pools, cabanas, guest house

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Feb 27 04:17 PM 2006034404

KNOWLES \$36.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS