

ORIGINAL
FILED FOR RECORD



AFTER RECORDING, RETURN TO:

Robert D. Burton, Esq.
Armbrust & Brown, L.L.P.
100 Congress Ave., Suite 1300
Austin, Texas 78701

BEAR LAKE PUD
SIXTH AMENDMENT
TO
MASTER DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS

Travis County and Hays County, Texas

Declarant: **MERIDIAN DEVELOPMENT, L.P.**, a Texas limited partnership

Cross reference to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2002151142, Official Public Records of Travis County, Texas and in Vol. 2047, Page 780, Official Public Records, Hays County, Texas, as amended by that certain First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2004240491, Official Public Records of Travis County, Texas and in Vol. 2633, Page 147, Official Public Records, Hays County, Texas, that certain Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 200534410, Official Public Records of Travis County, Texas and in Vol. 2640, Page 880, Official Public Records, Hays County, Texas, that certain Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2005220913 in the Official Public Records of Travis County, Texas and in Vol. 2820, Page 46, Official Public Records, Hays County, Texas, that certain Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2006015521 in the Official Public Records of Travis County, Texas and in Vol. 2859, Page 707, Official Public Records, Hays County, Texas, and that certain Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2006074887 in the Official Public Records of Travis County, Texas and in Vol. 2919, Page 160, Official Public Records, Hays County, Texas

**SIXTH AMENDMENT TO MASTER DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BEAR LAKE PUD**

This Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD (the "**Sixth Amendment**") is made by **MERIDIAN DEVELOPMENT, L.P.**, a Texas limited partnership (the "**Declarant**"), and is as follows:

RECITALS:

A. Circle C Land, L.P., a Texas limited partnership, formerly known as Circle C Land Corp., a Texas corporation ("Circle C"), previously executed that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2002151142, Official Public Records of Travis County, Texas and in Vol. 2047, Page 780, Official Public Records, Hays County, Texas, as amended by that certain First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2004240491, Official Public Records of Travis County, Texas and in Vol. 2633, Page 147, Official Public Records, Hays County, Texas, that certain Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 200534410, Official Public Records of Travis County, Texas and in Vol. 2640, Page 880, Official Public Records, Hays County, Texas, that certain Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2005220913 in the Official Public Records of Travis County, Texas and in Vol. 2820, Page 46, Official Public Records, Hays County, Texas, that certain Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2006015521 in the Official Public Records of Travis County, Texas and in Vol. 2859, Page 707, Official Public Records, Hays County, Texas, and that certain Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2006074887 in the Official Public Records of Travis County, Texas and in Vol. 2919, Page 160, Official Public Records, Hays County, Texas (collectively, the "**Master Declaration**").

B. Pursuant to *Section 8.13* of the Master Declaration, Circle C assigned its rights as the "Declarant" under the Master Declaration to the Declarant in that certain Assignment of Declarant's Rights and Amendment to Declaration of Covenants, Conditions, Restrictions and Easements [Bear Lake PUD], recorded under Document No. 2005151012, Official Public Records of Travis County, Texas and in Vol. 2789, Page 23, Official Public Records, Hays County, Texas.

C. Pursuant to *Section 8.03* of the Master Declaration, Declarant, acting alone, is entitled to amend the Master Declaration by executing, acknowledging, and recording a written instrument in the Official Public Records of Travis and Hays Counties, Texas. Pursuant to that authority, Declarant desires to amend the Master Declaration as set forth below.

NOW, THEREFORE, in accordance with the authority provided by the Master Declaration, Declarant amends the Master Declaration as follows:

1. Section 2.01(e) of the Master Declaration is hereby deleted in its entirety and the following provision is substituted in its place:

(e) The minimum and maximum floor areas of any residence constructed on any Lot shall be as follows:

<u>Meridian Lot Width Category</u>	<u>Minimum Floor Area – One-Story Residences (Square Feet)</u>	<u>Minimum Floor Area – Two-Story Residences (Square Feet)</u>	<u>Maximum Floor Area – One-Story Residences (Square Feet)</u>	<u>Maximum Floor Area – Two-Story Residences (Square Feet)</u>
55 Foot Meridian Lot: Meridian Lot with a “Lot Width” (as defined below) of fifty-five feet (55’) or less	1,500	1,800	3,000*	3,200*
70 Foot Meridian Lot: Meridian Lot with a “Lot Width” (as defined below) of greater than fifty-five feet (55’) but less than or equal to seventy feet (70’)	2,200	2,500	3,600*	3,600*
80 Foot (and Greater) Meridian Lot Meridian Lot with a “Lot Width” (as defined below) of greater than seventy feet (70’) [Excluding all lots in Section E and Section F]	2,900	3,200	4,500**	4,500**

* Provided, however, that once all 70 and 80 Foot Meridian Lots have been sold to individual homebuyers, the maximum square footage for each residence constructed on any 55 Foot Meridian Lot shall be increased to: (i) 3,200 square feet for one-story residences and (ii) 3,500 square feet for two-story residences.

** Provided, however, that, upon the receipt of prior written approval of the Architectural Control Committee, on no more than fifteen percent (15%)

of all 80 Foot Meridian Lots, the maximum square footage for each residence constructed on any such 80 Foot Meridian Lot shall be increased to 4,600 square feet.

The calculation of the minimum floor area reflected in the chart above shall be exclusive of open or screened porches, terraces, patios, decks, driveways, and garages, and shall be measured from outside brick to outside brick. The term "Lot Width" shall mean the mean horizontal distance between the side lot lines of a Lot measured at right angles to the depth. Lot width shall be measured at the front yard setback line applicable to the zoning district the parcel is located within. The minimum square foot requirement resulting from such calculation shall be applicable to all lots included in such recorded plat. Notwithstanding the foregoing provision, each Condominium Unit and Townhome Unit constructed in the Development shall have a floor area of not less than 1,300 square feet, exclusive of open or screened porches, terraces, patios, decks, driveways, and garages.

2. Except as expressly amended by this Sixth Amendment, all of the terms and provisions of the Master Declaration remain in effect and enforceable as written. Any capitalized terms used but not defined in this Sixth Amendment are used and defined as in the Master Declaration.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective this 3rd day of August, 2006.

DECLARANT

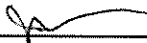
MERIDIAN DEVELOPMENT, L.P., a Texas limited partnership

By: Meridian Development Management, L.L.C., a Texas limited liability company, General Partner

By: Circle C Land, L.P., a Texas limited partnership, Manager

By: Circle C GP, L.L.C., a Delaware limited liability company, General Partner

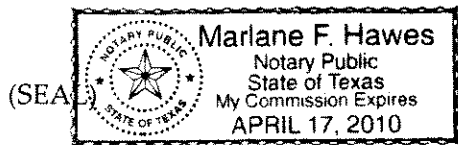
By: Stratus Properties Inc., a Delaware Corporation, Sole Member and Manager


By: 
John E. Baker, Senior Vice President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on August 3rd, 2006, by John E. Baker, Senior Vice President of Stratus Properties Inc., a Delaware corporation, Sole Member and Manager of Circle C GP, L.L.C., a Delaware limited liability company, General Partner of Circle C Land, L.P., a Texas limited partnership, Manager of Meridian Development Management, L.L.C., a Texas limited liability company, General Partner of Meridian Development, L.P., a Texas limited partnership, on behalf of said corporation, limited liability companies, and limited partnerships.




Notary Public Signature

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Aug 03 02:49 PM 2006149175

CLARKMM \$36.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS