



AMEND 2010018807

5 PGS



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MPC

**AFTER RECORDING, RETURN TO:**

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

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

*Travis County and Hays County, Texas*

**[MODIFICATION TO SECTION D, PHASE 1,, SECTION D, PHASE 2, AND SECTION D,  
PHASE 3, MINIMUM SQUARE FOOTAGE REQUIREMENTS]**

**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.

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

Official Public Records, Hays County, Texas (collectively, the "Master Declaration").

2007194916, Official Public Records, Travis County, Texas and Under Volume 3272, Page 72, Conditions, Restrictions and Easements for Bear Lake PUD recorded in Document No. County, Texas and that certain Eighth Amendment to Master Declaration of Covenants, Records, Travis County, Texas and Under Volume 2993, Page 795, Official Public Records, Hays and Easements for Bear Lake PUD recorded in Document No. 2006165808, Official Public that certain Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions, Travis County, Texas and in Vol. 2980, Page 833, Official Public Records, Hays County, Texas, Bear Lake PUD, recorded under Document No. 2006149175 in the Official Public Records of Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Texas and in Vol. 2919, Page 160, Official Public Records, Hays County, Texas, that certain Sixth 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, 2859, Page 707, Official Public Records, Hays County, Texas, that certain Fifth Amendment to Document No. 2006015521 in the Official Public Records of Travis County, Texas and in Vol. Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under the Official Public Records of Travis County, Texas, that certain Fourth Amendment to Master Declaration of Records, Hays County, Texas and in Vol. 2820, Page 46, Official Public Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2005220913 in County, Texas, that certain Third Amendment to Master Declaration of Covenants, Conditions, Records of Travis County, Texas and in Vol. 2640, Page 880, Official Public Records, Hays certain Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 200534410, Official Public certain Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and County, Texas and in Vol. 2633, Page 147, Official Public Records, Hays County, Texas, that Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2004240491, Official Public Records of Travis under Document No. 2002151142, Official Public Records of Travis County, Texas and in Vol. Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded Land Corp., a Texas corporation ("Circle C"), previously executed that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded

A. Circle C Land, L.P., a Texas limited partnership, formerly known as Circle C

## RECITALS:

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

## NINTH AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BEAR LAKE PUD

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, Declarant amends the Master Declaration as follows:

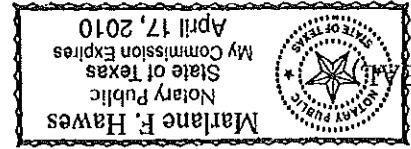
1. **Definitions.** Each capitalized term used in this Amendment will have the meaning assigned to such term in the Mater Declaration, unless the context hereof otherwise requires or provides.

2. **Applicability of this Amendment.** The purpose of this amendment is to amend certain restrictions set forth in the Master Declaration, but only as to the portion of the Property described on Exhibit "A", attached hereto and incorporated herein by reference, (the "Applicable Tract"). The terms and provisions of this Amendment shall apply only to the Applicable Tract, and shall not apply to any other portion of the Property.

3. **Minimum Square Footage.** In lieu of the minimum floor area for single story residences located on eighty foot (80') Lots listed in Section 2.01(e) of the Master Declaration, the minimum floor area for single story residences located on eighty foot (80') Lots in the Applicable Tract shall be two thousand and seven hundred (2,700) square feet.

4. **Miscellaneous.** Unless expressly amended by this Amendment, all other terms and provisions of the Master Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]



*Marlane F. Hawes*  
Notary Public Signature

This instrument was acknowledged before me on February 5<sup>th</sup>, 2010, by Erin D. Pickens, Senior Vice President of Stratus Properties Inc., a Delaware corporation, Sole Member 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.

§ COUNTY OF TRAVIS

§ THE STATE OF TEXAS

By: *Erin D. Pickens*  
Erin D. Pickens  
Senior Vice President

By: STRATUS PROPERTIES INC,  
a Delaware corporation, Sole  
Member

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

By: CIRCLE C LAND, L.P.,  
a Texas limited partnership, Manager

By: MERIDIAN DEVELOPMENT MANAGEMENT, L.L.C.,  
a Texas limited liability company, General Partner

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

DECLARANT

EXECUTED to be effective this 5<sup>th</sup> day of February, 2010.

EXHIBIT "A"

Meridian Section D, Phase 1, Amended Plat, a subdivision in Travis County, Texas, according to the map or plat of record under Document No. 200600004, Official Public Records of Travis County, Texas

Meridian Section D, Phase 2, Amended Plat, a subdivision in Travis County, Texas, according to the map or plat of record under Document No. 200700064, Official Public Records of Travis County, Texas

Meridian Section D, Phase 3, Amended Plat, a subdivision in Travis County, Texas, according to the map or plat of record under Document No. 200800070, Official Public Records of Travis County, Texas

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



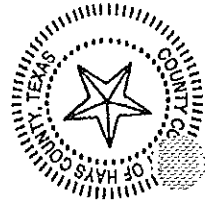
2010 Feb 09 08:35 AM

GONZALES \$32.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

2010018807



State of Texas |  
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

*Linda C. Fritsche*  
Linda C. Fritsche, County Clerk

File Information:  
Document Number: 2010-10003178

Receipt Number: 238992

Recorded Date/Time: February 10, 2010 03:27:18P

Book-Vol/Pg: BK-OPR VL-3822 PG-502

User / Station: A Herzog - Cashiering #4

ARMBRUST & BROWN LLP  
100 CONGRESS AVE., STE. 1300  
AUSTIN TX 78701-2744

Record and Return To:

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

OPR RECORDINGS 32.00  
Total Recording: 32.00

\*\* Examined and Charged as Follows: \*\*

( Parties listed above are for Clerks reference only )

Comment:

To

Parties: MERIDIAN DEVELOPMENT LP

Recorded On: February 10, 2010

As OPR RECORDINGS

Instrument Number: 2010-10003178

Number of Pages: 6

Billable Pages: 5



Hays County  
Linda C. Fritsche  
County Clerk  
San Marcos, Texas 78666