



**AFTER RECORDING RETURN TO:**

**ROBERT D. BURTON  
WINSTEAD PC  
401 CONGRESS AVE., SUITE 2100  
AUSTIN, TEXAS 78701  
EMAIL: RBURTON@WINSTEAD.COM**



**FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**HIGHLANDS AT GRIST MILL**

**[Hays County, Texas]**

**Declarant: KB HOME Lone Star Inc., a Texas corporation**

Cross Reference to Declaration of Covenants, Conditions and Restrictions for Highlands at Grist Mill, recorded as Document No. 18030939, Official Public Records of Hays County, Texas.

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR HIGHLANDS AT GRIST MILL**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Highlands at Grist Mill (the "**Amendment**") is made by **KB HOME Lone Star Inc.**, a Texas corporation ("**Declarant**"), and is as follows:

**RECITALS:**

A. Declarant previously recorded that certain Declaration of Covenants, Conditions and Restrictions for Highlands at Grist Mill, recorded as Document No. 18030939, Official Public Records of Hays County, Texas (the "**Declaration**").

B. Pursuant to *Section 9.3* of the Declaration, the Declaration may be amended by the Declarant acting alone.

C. Declarant now desires to amend the Declaration as set forth hereinbelow.

**NOW THEREFORE**, Declarant hereby amends and modifies the Declaration as follows:

1. **Limited or Restricted Driveway Parking.** *Section 2.37* of the Declaration is hereby deleted in its entirety and replaced with the following:

**2.37 Limited or Restricted Driveway Parking.** The Association reserves the right to adopt parking rules and regulations within the Property and on any street adjacent thereto. As a result of the required design of the project, driveways constructed on a Lot may not be able to accommodate the parking of vehicles. No vehicle may be parked on a driveway constructed on a Lot if the vehicle, when parked, would obstruct or otherwise block ingress and egress to and from sidewalks adjacent to the driveway, i.e., no portion of the vehicle may extend over a line extended from the rear of one sidewalk adjacent to the driveway to the rear of the other sidewalk adjacent to the driveway. This provision will not apply to Declarant or its designee during the Development Period.

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

[SIGNATURE PAGE TO FOLLOW]

EXECUTED to be effective on the date this instrument is Recorded.

**DECLARANT:**

**KB HOME Lone Star Inc.,**  
a Texas corporation

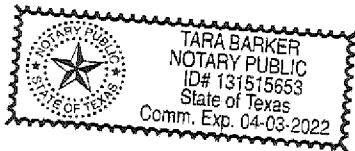
By: Shawn A. Kirkpatrick  
Printed Name: Shawn A Kirkpatrick  
Title: Director of Public Affairs

THE STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me this 25th day of March, 2021  
by Shawn A Kirkpatrick, Director of Public Affairs of KB HOME Lone Star Inc., a Texas  
corporation, on behalf of said corporation.

(SEAL)



Tara Barker  
Notary Public Signature

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21015760 AMENDMENT  
03/30/2021 03:50:46 PM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

