

DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS**FOR****WOODLAND OAKS VILLAGE****PLANNED UNIT DEVELOPMENT**

The Declaration of Restrictive Covenants and Conditions for Woodland Oaks Village Planned Unit Development recorded on **September 19, 1996**, in the office of the County Clerk of Guadalupe County, Texas, in **Volume 1229, Pages 0405 thru 0422** in the **Official Records of Guadalupe County, Texas** is **AMENDED AS FOLLOWS**:

The conditions of **Article XXXII, Titled "AMENDMENT"**, stating this Declaration may be amended by written instrument executed by the Owners of seventy-five (75%) or more of the Lots has been met. The written instruments executed by the Owners are on file with the secretary of the Woodland Oaks Village Home Owners' Association.

PAGE 0411, ARTICLE XIV TITLED "VEHICLES", NOW READS:

No trailer, motor home, tent, boat, recreational vehicle, travel trailer, any truck larger than a three-quarter (3/4) ton pick-up or wrecked, junked or wholly inoperable vehicle shall be kept, parked, stored or maintained on any portion of the front yard in front of the building line of the permanent structure nor shall be kept, parked, stored, or maintained on other portions of the Lot, unless they are in an enclosed structure or in a screened area which prevents the view thereof from adjacent Lots and streets, for a period more than twenty-four (24) hours. No dismantling or assembling of an auto, trailer, motor home, tent, boat, recreational vehicle, travel trailer, any truck or other machinery or equipment shall be permitted in any driveway or yard adjacent to a street.

Off street parking shall be provided by the Owner of each Living Unit for all such vehicles in a location screened from view from the street and from the other Lots. On street parking, except by visitors, is prohibited. No vehicles may be parked overnight on any street. Overnight parking of vehicles in the driveway of the Living Unit shall be limited to one vehicle per Living Unit.

The Entry Gate will be controlled by a time clock that will open the gates at 6:30 a.m. and will close the gates within thirty (30) minutes of sunset, seven days a week until the construction of the last Living Unit is completed. Thereafter the gates will remain closed.

PAGE 0411, ARTICLE XIV TITLED "VEHICLES", IS AMENDED TO READ:

No trailer, motor home, tent, boat, recreational vehicle, travel trailer, any truck larger than a three-quarter (3/4) ton pick-up or wrecked, junked or wholly inoperable vehicle shall be kept, parked, stored or maintained on any portion of the front yard in front of the building line of the permanent structure nor shall be kept, parked, stored, or maintained on other portions of the Lot, unless they are in an enclosed structure or in a screened area which prevents the view thereof from adjacent Lots and streets, for a period more than twenty-four (24) hours. No dismantling or assembling of an auto, trailer, motor home, tent, boat, recreational vehicle, travel trailer, any truck or other machinery or equipment shall be permitted in any driveway or yard adjacent to a street.

Off street parking shall be provided by the Owner of each Living Unit for all such vehicles in a location screened from view from the street and from the other Lots. On street parking, except by visitors, is prohibited. No vehicles may be parked overnight on any street. Overnight parking of vehicles in the driveway of the Living Unit shall be limited to two vehicles per Living Unit.

The Entry Gate will be controlled by a time clock that will open the gates at 6:30 a.m. and will close the gates within thirty (30) minutes of sunset, seven days a week until the construction of the last Living Unit is completed. Thereafter the gates will remain closed.

OVERNIGHT PARKING OF VEHICLES IN THE DRIVEWAY OF THE LIVING UNIT SHALL BE LIMITED TO TWO (2) VEHICLES PER LIVING UNIT.**PAGE 0411, ARTICLE XXIV TITLED "GARAGES", NOW READS:**

A garage able to accommodate at least two (2) full-sized automobiles must be constructed and maintained for each Living Unit. Garages on corner Lots must be set back at least fifteen feet (15') from the side Lot line along the street and all garages must be set back at least twenty-five feet (25') from the front Lot line. Each driveway must accommodate two vehicles in front of the garage. Only one vehicle may be parked overnight in the driveway. Rear detached garages shall be permitted provided they are constructed in compliance with the requirements of these covenants and the specifications of the City of Schertz.

PAGE 0411, ARTICLE XXIV TITLED "GARAGES", IS AMENDED TO READ:

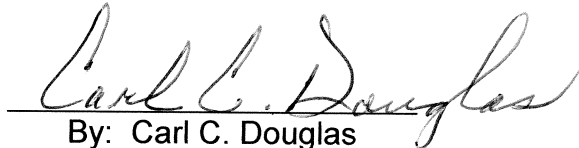
A garage able to accommodate at least two (2) full-sized automobiles must be constructed and maintained for each Living Unit. Garages on corner Lots must be set back at least fifteen feet (15') from the side Lot line along the street and all garages must be set back at least twenty-five feet (25') from the front Lot line. Each driveway must accommodate two vehicles in front of the garage. Only two vehicles may be

parked overnight in the driveway. Rear detached garages shall be permitted provided they are constructed in compliance with the requirements of these covenants and the specifications of the City of Schertz.

A MAXIMUM OF TWO (2) VEHICLES MAY BE PARKED OVERNIGHT IN THE DRIVEWAY.

Executed the 12th day of November, 1999

WOODLAND OAKS VILLAGE PLANNED UNIT DEVELOPMENT



By: Carl C. Douglas

President, Woodland Oaks Village Home Owners' Association
Authorized Agent

STATE OF TEXAS

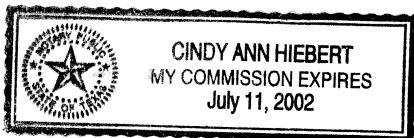
COUNTY OF GUADALUPE

This instrument was acknowledged before me by Carl C. Douglas, President of Woodland Oaks Village Home Owners' Association, on November 12 1999.



Notary Public, State of Texas

My commission expires: _____



FILED FOR RECORD

99 NOV 15 AM 10:59

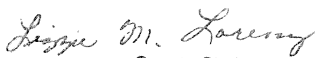
LIZZIE M. LORENZ
COUNTY CLERK GUADALUPE CTY.

BY 

THE STATE OF TEXAS
COUNTY OF GUADALUPE

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly recorded in the Official Public Records of Guadalupe County, Texas.




County Clerk,
Guadalupe County Texas