

AMENDMENT 1 TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
BEAR SPRINGS TRAILS SUBDIVISION

The undersigned Directors representing Owners of not less than seventy-five (75%) of the total eligible votes of the Bear Springs Trails Owners Association hereby amend the Declaration of Covenants, Conditions and Restrictions of the Bear Springs Trails Subdivision, sections 1 and 2, recorded in the Plat (Map) Records of Bandera County, Texas, in Volume 6, pages 299-301 and Volume 6, page 325, respectively, as set forth below.

Article II, Section 14 is amended to read:

"Article II, Section 14: Animal Husbandry: Except as permitted in Article II above **and in Amendment 1**, no animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot; provided that they are not kept, bred or maintained for commercial purposes and provided that no more than (2) of each type of animal is kept. All pets shall always be on leash(es) except when they are confined within the premises of the Lot of the Owner. Pot-bellied pigs are not considered to be common household pets as defined by these Covenants, Conditions and Restrictions.

AMENDMENT 1

A person who wishes to keep or house chicken hens on his or her lot, shall comply with ALL of the following requirements:

- (1) No person shall keep any rooster
- (2) Keep no more than 6 chicken hens per lot
- (3) The chicken coop plans and location of the chicken coop must be submitted and approved by the Architectural Control Committee.

Executed this 21st day of December, 2020.

"Directors"

Bear Springs Trails Owners Association

Ray Nolen 12-21-20
Ray Nolen, Director

Notary Public



(1 of 2)

Rico Gonzales
12/21/2020

Betty Serene 12/21/2020
Betty Serene, Director

Notary Public



Rico Gonzales
12/21/2020

Notary Public

Andy Watson 12/21/2020
Andy Watson, Director



Rico Gonzales
12/21/2020

Hand Delivered To:
Andy Watson
w/ Bear Springs Trail
Owners Association

Tandie Mansfield, County Clerk
Bandera County

Jan 15, 2021

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.
STATE OF TEXAS
COUNTY OF BANDERA
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the official records of Bandera County as stamped hereon by me.

(2 of 2)

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Bandera County
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