

**LAKES OF SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.**

14729 -FD- BZ19

**SECOND AMENDMENT TO FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAVANNAH TRACE SECTION ONE**

STATE OF TEXAS

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§  
§

KNOW ALL MEN BY THESE PRESENTS THAT

COUNTY OF BRAZORIA

This Second Amendment ("this Amendment") to the First Amended Declaration of Covenants, Conditions and Restrictions for Savannah Trace Section One is made on the date hereinafter set forth by SAVANNAH DEVELOPMENT, LTD., a Texas limited partnership, hereinafter referred to as "Declarant."

**WITNESSETH**

WHEREAS, effective May 6, 2004, Declarant filed that one certain First Amended Declaration of Covenants, Conditions and Restrictions which was recorded under Clerk's File No. 2004026391 of the Official Records of Brazoria County, Texas (the "Declaration"), as amended, which Declaration superseded and replaced all prior recorded versions of such Declaration in their entirety; and

WHEREAS, by terms of said Declaration, land subject to the Declaration has been placed within the jurisdiction of the Lakes of Savannah South Community Association, Inc. (the "Association"); and

WHEREAS, under Article XI, Section 3 (b) of the Declaration, the Declarant reserves the right during the Development Period, without joinder or consent of any Owner or mortgagee, to amend the Declaration by an instrument in writing duly signed, acknowledged and filed for record, for the purpose of resolving or clarifying any ambiguities or conflicts herein, or correcting any inadvertent misstatements, errors or omissions herein, or to comply with the requirements of Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Veteran's Administration, or Federal Housing Administration, provided that no such amendment shall change the vested property rights of any Owner, except as otherwise provided in the Declaration, and

WHEREAS, the Property is within the Development Period and Declarant now desires to amend the Declaration pursuant to Article XI, Section 3 (b) of the Declaration,

NOW, THEREFORE, pursuant to the power reserved in the Declaration, Declarant does hereby amend the Declaration by this Amendment as follows:

- 1. ARTICLE IX, Section 9 is by the addition of the following paragraph at the end of such Section, as if originally included therein:

“High voltage electrical lines (“Overhead Power Lines”) have been installed on certain Lots and Reserves on the Property. Owners are advised that applicable State and Federal laws mandate the requirement to maintain safe clearance distances from such Overhead Power Lines (as well as other electrical facilities) as prescribed by O.S.H.A., Chapter 752 of the Texas Health and Safety Code, the National Electric Code, and the National Electric Safety Code.”

- 2. Except as amended herein, the provisions of the Declaration remain in full force and effect.

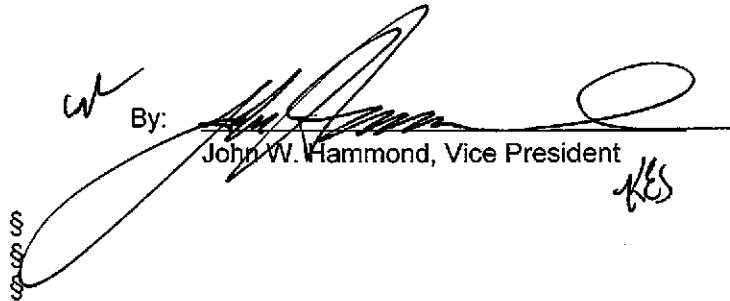
- 3. Any capitalized term used in this Amendment and not defined herein shall have the meaning assigned to such term in the Declaration.

Executed on the date set forth below, to be effective upon recording in the Official Public Records of Real Property of Brazoria County, Texas.

**Declarant**

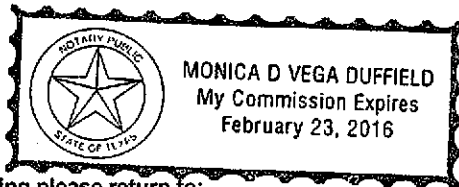
SAVANNAH DEVELOPMENT, Ltd., a Texas limited partnership

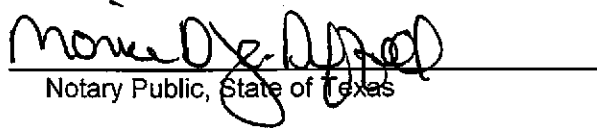
By: Lennar Texas Holding Company, its general partner

By:  \_\_\_\_\_  
 John W. Hammond, Vice President

STATE OF TEXAS  
 COUNTY OF HARRIS

This instrument was acknowledged before me on this 22nd day of January 2013 by John W. Hammond, Vice President of Lennar Texas Holding Company, a Texas corporation, on behalf of said corporation.



 \_\_\_\_\_  
 Notary Public, State of Texas

After Recording please return to:  
 Friendswood Development Company  
 550 Greens Parkway, Suite 100  
 Houston, TX 77067-4526  
 Attn: Monica Vega-Duffield

## FILED and RECORDED

Instrument Number: 2013003972

Filing and Recording Date: 01/24/2013 01:32:47 PM Pages: 3 Recording Fee: \$25.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-jkeels