

AFTER RECORDING RETURN TO:



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POLO RANCH
FIRST AMENDMENT TO DEVELOPMENT AREA
DECLARATION
[RESIDENTIAL]

FORT BEND COUNTY, TEXAS

Declarant: **CENTURY LAND HOLDINGS OF TEXAS, LLC**, a Colorado limited liability company

Cross reference to (i) Polo Ranch Master Covenant, recorded as Document No. 2018123459 in the Official Public Records of Fort Bend County, Texas, as amended; and (ii) Development Area Declaration for Polo Ranch [Residential], recorded as Document No. 2018124331 in the Official Public Records of Fort Bend County, Texas.

FIRST AMENDMENT TO DEVELOPMENT AREA DECLARATION

[RESIDENTIAL]

POLO RANCH

This First Amendment to Development Area Declaration for Polo Ranch [Residential] (the "**Amendment**") is made by **CENTURY LAND HOLDINGS OF TEXAS, LLC**, a Colorado limited liability company ("**Declarant**") as follows:

RECITALS

A. Declarant previously recorded that certain Development Area Declaration for Polo Ranch [Residential], recorded as Document No. 2018124331 in the Official Public Records of Fort Bend County, Texas (the "**Development Area Declaration**"), pursuant to the terms and conditions of that certain Polo Ranch Master Covenant, recorded as Document No. 2018123459 in the Official Public Records of Fort Bend County, Texas, as amended (collectively, the "**Covenant**").

B. Pursuant to *Section 5.2* of the Development Area Declaration, the Development Area Declaration may be amended by Declarant acting alone.

C. Declarant desires to amend the Development Area Declaration as set forth herein below.

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

1. Play Structures. A new *Section 2.24* is hereby added to the Development Area Declaration as follows:

2.24 Play Structures. Playscapes, playhouses, forts and similar structures (collectively, "**Play Structures**") located in a fenced rear yard of a Lot are permitted only with the prior written approval of the Polo Ranch Reviewer. One (1) permanent Play Structure will be permitted if: (i) the height of the platform, measured from the surface of the Lot to top of the platform, is no more than five (5) feet; (ii) the overall height, measured from the surface of the Lot to the peak of the roof, is no more than ten (10) feet; (iii) the roof is constructed of wood or green canvas, which must be maintained and kept in good condition at all times; (iv) the Play Structure is sited and screened so as to minimize the visual and audio impact on adjacent properties; and (v) the Play Structure is constructed within all applicable building setbacks. Metal swing sets are not permitted.

2. Outside Storage Buildings. A new *Section 2.25* is hereby added to the Development Area Declaration as follows:

2.25 **Outside Storage Buildings.** Outside storage buildings located in a fenced rear yard of a Lot are only allowed with the prior written approval of the Polo Ranch Reviewer. One (1) permanent storage building will be permitted if: (i) the surface area of the pad on which the storage building is constructed is no more than one hundred twenty (120) square feet; (ii) the height of the storage building, measured from the surface of the Lot to the peak of the roof of the storage building, is no more than eight (8) feet; (iii) the exterior of the storage building is constructed of the same or substantially similar materials and of the same color as the principal residential structure constructed on the Lot; (iv) the roof of the storage building is the same material and color as the roof of the principal residential structure constructed on the Lot; and (v) the storage building is constructed within all applicable building setbacks. No storage building may be used for habitation or visible from the street.

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

EXECUTED to be effective on the 12TH day of MAY, 2020.

DECLARANT:

CENTURY LAND HOLDINGS OF TEXAS, LLC,
a Colorado limited liability company

By: Victoria Holsey

Name: VICTORIA HOLSEY

Title: LAND DEVELOPMENT ANALYST

THE STATE OF TEXAS §

COUNTY OF Harris §
§

This instrument was acknowledged before me on May 12, 2020,
by Victoria Holsey, Land Development Analyst of Century Land Holdings of Texas,
LLC, a Colorado limited liability company, on behalf of said limited liability company.

Becky Dorris
Notary Public Signature

(SEAL)

