

AFTER RECORDING, RETURN TO:  
 VERDE MESA DEVELOPMENT, INC.  
 1406 South FM 116, Suite C  
 Copperas Cove, Texas 76522

**FIRST AMENDMENT TO  
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
 THE RESERVE AT SKYLINE MOUNTAIN HOMEOWNERS' ASSOCIATION,  
 a Texas nonprofit property owners' association, and of  
 THE RESERVE AT SKYLINE MOUNTAIN SUBDIVISION,  
 a subdivision in the City of Copperas Cove Coryell County, Texas**

VERDE MESA DEVELOPMENT, INC., a Texas corporation ("Declarant") is the developer of The Reserve at Skyline Mountain Subdivision (the "Subdivision"), a subdivision in the City of Copperas Cove, Coryell County, Texas, according to the map or plat of record in Cabinet C, Slide(s) 829-830, Plat Records of Coryell County, Texas (the "Plat") and the declarant of The Reserve at Skyline Mountain Homeowners' Association, a Texas nonprofit property owners' association (the "Association"), as evidenced by the following documents:

1. Certificate of Formation – Nonprofit Corporation for The Reserve at Skyline Mountain Homeowners' Association filed as File Number 802145232, Document Number 588696790002, Office of the Secretary of State of the State of Texas and duly recorded as Document Number 277934, Official Public Records of Coryell County, Texas (the "Certificate").
2. Bylaws of The Reserve at Skyline Mountain Homeowners' Association duly recorded as Document Number 277935, Official Public Records of Coryell County, Texas (the "Bylaws").
3. Declaration of Covenants, Conditions and Restrictions of The Reserve at Skyline Mountain Homeowners' Association, a Texas nonprofit property owners' association, and of The Reserve at Skyline Mountain Subdivision, a subdivision in the City of Copperas Cove, Coryell County, Texas recorded as Document Number 277936, Official Public Records of Coryell County, Texas (the "Declaration").
4. The Reserve at Skyline Mountain Homeowners' Association – Builder's Guidelines (the "Builder's Guidelines").

In addition, Declarant may have created other documents that govern the operation of the Association and those documents, together with the Certificate, Bylaws, Declaration and Builder's Guidelines are collectively referred to as the "Governing Documents".

This "First Amendment to Declaration of Covenants, Conditions and Restrictions of The Reserve at Skyline Mountain Homeowners' Association, a Texas nonprofit property owners' association, and of The Reserve at Skyline Mountain Subdivision, a subdivision in the City of Copperas Cove, Coryell County, Texas" (the "Amendment") amends and supplements the Declaration as follows, to-wit:

A. Under Article IV *Architectural Review* located on page 6 of the Declaration, the last sentence of the fourth paragraph is deleted so that the fourth paragraph reads, in its entirety, as follows:

The ARC will review all Plans and Specifications submitted in accordance with the procedures described in this Article for compliance with all the requirements of this covenant and

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 a subdivision in the City of Copperas Cove, Coryell County, Texas

for the compatibility of any improvements with the architectural, aesthetic, and ecological goals of the Subdivision and Declarant. It is the intent that all improvements will be compatible with all other improvements in the Subdivision and that they will be in harmony with their natural surroundings. The ARC will have full right and authority to utilize its sole discretion in approving or disapproving any Plans and Specifications that are submitted.

B. Miscellaneous.

(1) This Amendment is executed and accepted by Declarant pursuant to the right and authority granted and bestowed Declarant in Article XVII Amendment and Annexation of the Declaration to file an amendment to the Declaration (or any other Restrictive Covenant that may be filed) for any reason, without the necessity of joinder by any other Owner, at any time during the Development Period.

(2) This Amendment does not affect any of the remaining covenants, conditions, and restrictions set forth in the Declaration, and such remaining covenants, conditions, and restrictions will remain and continue in full force and effect.

(3) This Amendment will be EFFECTIVE as of the date of the recording of this Amendment. In the event of any conflict in the terms and provisions of the Declaration and of this Amendment, this Amendment will control.

DECLARANT:

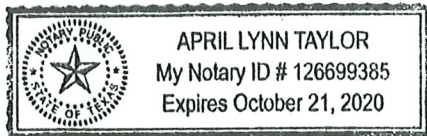
VERDE MESA DEVELOPMENT, INC.,  
A Texas Corporation

By: [Signature]  
James W. Clark, President

ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF Coryell §

This instrument was acknowledged before me on October 8, 2019, by James W. Clark, II, in his capacity as President of VERDE MESA DEVELOPMENT, INC., a Texas corporation, on behalf of the said corporation, in its capacity as Declarant.



[Signature]  
NOTARY PUBLIC

PREPARED IN THE LAW OFFICE OF:  
Baird, Crews, Schiller & Whitaker, P.C.  
ATTN: Thomas C. Baird  
15 North Main Street  
Temple, Texas 76501  
[www.bcswlaw.com](http://www.bcswlaw.com)

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
THE RESERVE AT SKYLINE MOUNTAIN HOMEOWNERS' ASSOCIATION,  
a Texas nonprofit property owners' association, and of  
THE RESERVE AT SKYLINE MOUNTAIN SUBDIVISION,  
a subdivision in the City of Copperas Cove, Coryell County, Texas

STATE OF TEXAS  
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for  
Coryell County, Texas do hereby certify that  
this instrument was filed for record in the  
volume and page of the Coryell County Public  
Records and of the time and date as stamped  
hereon by me.



BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

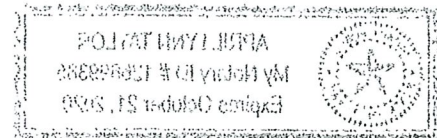
*Barbara Simpson*

FILED FOR RECORD  
AT 1:20 O'CLOCK P M

OCT 16 2019

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

320945





AFTER RECORDING, RETURN TO:  
 VERDE MESA DEVELOPMENT, INC.  
 1406 South FM 116, Suite C  
 Copperas Cove, Texas 76522

**FIRST AMENDMENT TO**  
**RESTRICTIVE COVENANTS OF**  
**THE RESERVE AT SKYLINE MOUNTAIN SUBDIVISION,**  
**a subdivision in the City of Copperas Cove Coryell County, Texas**

VERDE MESA DEVELOPMENT, INC., a Texas corporation ("Declarant") is the developer of The Reserve at Skyline Mountain Subdivision (the "Subdivision"), a subdivision in the City of Copperas Cove, Coryell County, Texas, according to the map or plat of record in Cabinet C, Slide(s) 829-830, Plat Records of Coryell County, Texas (the "Plat").

As a part of the platting process, Declarant also created certain covenants, conditions and restrictive covenants that would affect the lots and the land that comprise the Subdivision, and executed and filed "Restrictive Covenants of The Reserve at Skyline Mountain Subdivision, a subdivision in the City of Copperas Cove, Coryell County, Texas" (the "Restrictive Covenants") as document number 277937, in the Official Public Records of Coryell County, Texas.

This "First Amendment to Restrictive Covenants of The Reserve at Skyline Mountain Subdivision, a subdivision in the City of Copperas Cove, Coryell County, Texas" (the "Amendment") amends and supplements the Restrictive Covenants as follows, to-wit:

A. Paragraph 2 *Building Size and Materials* located on page 2 of the Restrictive Covenants is deleted in its entirety and the following language is substituted:

2. *Building Size and Materials.* The floor area of the Residence must consist of at least 2,000 square feet of living space (exclusive of open or screened porches, terraces, patios, decks, driveways, basements and garages.) Roofing material for all buildings must be of clay tile, slate, metal or composition dimensional-cut or Timberline style shingles having a 30 year minimum rating. All separate buildings (including detached garages, servant or guest houses, workshops and storage buildings) must use the same materials as the Residence, and use the same or complementary colors as the Residence. All separate buildings must match the architectural style of the Residence and may not be constructed or installed until after the completion of the Residence. Servant or guest houses must have a complete bathroom.

The ARC may waive any of the requirements set out in this paragraph 2 if such waiver or variance does not, in the sole opinion of the ARC, diminish the value or overall integrity of the Subdivision. The written waiver or variance must be obtained from the ARC by the Lot Owner prior to construction of the Residence.

B. Paragraph 13 *Signs* located on page 5 of the Restrictive Covenants is deleted in its entirety and the following language is substituted:

13. *Signs.* No sign of any kind shall be displayed to the public view on any Lot except the following, which shall be professionally prepared and in good condition: (a) 1 sign of not more than **4** square feet advertising the property for sale or rent, or advertising the builder of the property during the construction and sales period; or (b) no more than 4 signs of not more than **2 square feet** in size warning against trespassing, or of the presence of a dog or a security system, or of a medical condition of the occupant or other similar safety-related message. This provision

FIRST AMENDMENT TO RESTRICTIVE COVENANTS TO  
 THE RESERVE AT SKYLINE MOUNTAIN SUBDIVISION,  
 a subdivision in the City of Copperas Cove, Coryell County, Texas

will not prohibit the display of a sign on a Lot in violation of the Texas Property Code, including a political sign for a candidate or ballot item provided such political sign is ground-mounted; is no greater than 4 square feet in area; is not, in the sole discretion of the Declarant or the Association, offensive or a nuisance to other Owners of the Subdivision; and is displayed for a period not to exceed 90 days with such display period ending on the day following the election to which the sign relates.

C. Paragraph 16 Animals and Poultry located on page 5 of the Restrictive Covenants is deleted in its entirety and the following language is substituted:

16. Animals and Poultry. No domestic livestock or wild, exotic or dangerous animals may be kept on any Lot. An "Exotic or Dangerous Animal" is an animal that may pose a safety or health threat to the Owners of the Subdivision, their guests, invitees or tenants. Dogs, cats or other small animals maintained as family pets shall be confined to the property of the Owner or shall be restrained on a leash when off of the Owner's property. Animals maintained as family pets shall be limited to not more than a total of 4 per Lot in any combination. No family pets shall be permitted to create a noise disturbance by excessive barking, yowling, shrieking, howling or other sound. No animals of any kind may be kept, bred or maintained for any commercial purposes. No animals may be kept on any tract until a permanent Residence is constructed and completed.

D. Miscellaneous.

(1) This Amendment is executed and accepted by Declarant pursuant to the right and authority granted and bestowed Declarant in Paragraph 26 Term of the Restrictive Covenants to alter the Restrictive Covenants without the joinder of any other Lot Owner, at any time during the Development Period.

(2) This Amendment does not affect any of the remaining covenants, conditions, and restrictions set forth in the Restrictive Covenants, and such remaining covenants, conditions, and restrictions will remain and continue in full force and effect.

(3) This Amendment will be EFFECTIVE as of the date of the recording of this Amendment. In the event of any conflict in the terms and provisions of the Restrictive Covenants and of this Amendment, this Amendment will control.

DECLARANT:

VERDE MESA DEVELOPMENT, INC.,  
A Texas Corporation

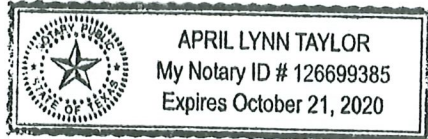
By:   
James W. Clark, President

FIRST AMENDMENT TO RESTRICTIVE COVENANTS TO  
THE RESERVE AT SKYLINE MOUNTAIN SUBDIVISION,  
a subdivision in the City of Copperas Cove, Coryell County, Texas

ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF Coryell §

This instrument was acknowledged before me on October 8, 2019, by James W. Clark, II, in his capacity as President of VERDE MESA DEVELOPMENT, INC., a Texas corporation, on behalf of the said corporation, in its capacity as Declarant.



[Signature]  
NOTARY PUBLIC

PREPARED IN THE LAW OFFICE OF:  
Baird, Crews, Schiller & Whitaker, P.C.  
ATTN: Thomas C. Baird  
15 North Main Street  
Temple, Texas 76501  
[www.bcswlaw.com](http://www.bcswlaw.com)

STATE OF TEXAS  
COUNTY OF CORYELL  
I, Barbara Simpson, County Clerk in and for  
Coryell County, Texas do hereby certify that  
this instrument was filed for record in the  
volume and page of the Coryell County Public  
Records and of the time and date as stamped  
hereon by me.



BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

[Signature]

FILED FOR RECORD  
AT 1:30 O'CLOCK P M

OCT 16 2019

[Signature]  
COUNTY CLERK, CORYELL CO., TEXAS

320946

FIRST AMENDMENT TO RESTRICTIVE COVENANTS TO  
THE RESERVE AT SKYLINE MOUNTAIN SUBDIVISION,  
a subdivision in the City of Copperas Cove, Coryell County, Texas



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**FIRST AMENDMENT TO**  
**THE RESERVE AT SKYLINE MOUNTAIN HOMEOWNERS' ASSOCIATION**  
**BUILDER'S GUIDELINES**

VERDE MESA DEVELOPMENT, INC., a Texas corporation ("Declarant") is the developer of The Reserve at Skyline Mountain Subdivision (the "Subdivision"), a subdivision in the City of Copperas Cove, Coryell County, Texas, according to the map or plat of record in Cabinet C, Slide(s) 829-830, Plat Records of Coryell County, Texas (the "Plat") and the declarant of The Reserve at Skyline Mountain Homeowners' Association, a Texas nonprofit property owners' association (the "Association"), as evidenced by the following documents:

1. Certificate of Formation – Nonprofit Corporation for The Reserve at Skyline Mountain Homeowners' Association filed as File Number 802145232, Document Number 588696790002, Office of the Secretary of State of the State of Texas and duly recorded as Document Number 277934, Official Public Records of Coryell County, Texas (the "Certificate").
2. Bylaws of The Reserve at Skyline Mountain Homeowners' Association duly recorded as Document Number 277935, Official Public Records of Coryell County, Texas (the "Bylaws").
3. Declaration of Covenants, Conditions and Restrictions of The Reserve at Skyline Mountain Homeowners' Association, a Texas nonprofit property owners' association, and of The Reserve at Skyline Mountain Subdivision, a subdivision in the City of Copperas Cove, Coryell County, Texas recorded as Document Number 277936, Official Public Records of Coryell County, Texas (the "Declaration").
4. The Reserve at Skyline Mountain Homeowners' Association – Builder's Guidelines ("Builder's Guidelines").

In addition, Declarant may have created other documents that govern the operation of the Association and those documents, together with the Certificate, Bylaws, Declaration and Builder's Guidelines are collectively referred to as the "Governing Documents".

This "First Amendment to The Reserve at Skyline Mountain Homeowners' Association – Builder's Guidelines" (the "Amendment") amends and supplements the Builder's Guidelines as follows, to-wit:

A. Under General Rules for All Owners and Builders located on page 2 of the Builder's Guidelines, the last sentence of paragraph 1. is deleted so that the paragraph reads, in its entirety, as follows:

1. Builders are required to keep their job sites neat and clean. All trash stockpiled for removal must be located on the street side of a Lot until removed. There will be no stockpiling or dumping on adjacent Lots or streets. The ARC will remove trash not removed, and the cost for removal will be billed to the responsible party.

B. Under Section 2. Design Guidelines – D. Residences and Outbuildings located on page 7 of the Builder's Guidelines, paragraph 2 is deleted in its entirety and the following language is substituted:

2. *This paragraph 2 has been intentionally deleted.*

FIRST AMENDMENT TO  
THE RESERVE AT SKYLINE MOUNTAIN HOMEOWNERS' ASSOCIATION  
BUILDER'S GUIDELINES

C. Under Section 2. Design Guidelines – D. Residences and Outbuildings located on page 7 of the Builder's Guidelines, the first sentence of paragraph 3. is deleted so that the paragraph reads, in its entirety, as follows:

3. Unless otherwise approved in writing by the Declarant or the ARC, all roofs will be constructed or covered with clay tile, slate, metal or at least 30-year composition dimensional-cut or Timberline style shingles (having a manufacturer's warranty of at least 30 years) with the approximate color of either muted brown or grey. All vent pipes and flashings will be located at the rear of the roof of the Residence, when and where practical, and must be painted to match the roof color.

D. Under Section 2. Design Guidelines – D. Residences and Outbuildings located on page 8 of the Builder's Guidelines, the last 2 sentences of paragraph 9. are deleted so that the paragraph reads, in its entirety, as follows:

9. All separate buildings (including detached garages, servant or guest houses, workshops and storage buildings) must use the same materials as the Residence, and use the same or complementary colors as the Residence. All separate buildings must match the architectural style of the Residence, may not be constructed or installed until after the completion of the Residence, and must have at least 200 square feet of floor space. Servant or guest houses must have a complete bathroom.

E. Under Section 3. Architectural Features – A. Building Materials located on page 16 of the Builder's Guidelines, paragraph 1. is deleted in its entirety and the following language is substituted:

1. Exposed surfaces of exterior walls will be of a material (or materials) and color (or colors) that are approved by the ARC during the Approval Process prior to any construction of the Residence or Outbuilding.

F. Miscellaneous.

(1) This Amendment is executed and accepted by Declarant pursuant to the right and authority granted and bestowed Declarant in Article XVII Amendment and Annexation of the Declaration to file an amendment to the Declaration (or any other Restrictive Covenant that may be filed) for any reason, without the necessity of joinder by any other Owner, at any time during the Development Period.

(2) This Amendment does not affect any of the remaining covenants, conditions, and restrictions set forth in the Builder's Guidelines, and such remaining covenants, conditions, and restrictions will remain and continue in full force and effect.

(3) This Amendment will be EFFECTIVE as of the Effective Date. In the event of any conflict in the terms and provisions of the Builder's Guidelines and of this Amendment, this Amendment will control.

Executed October 8th, 2019 (the "Effective Date").

DECLARANT:

VERDE MESA DEVELOPMENT, INC.,  
A Texas Corporation

By:   
James W. Clark, President

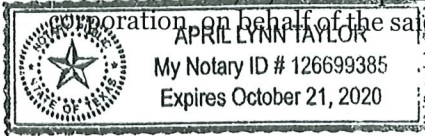
FIRST AMENDMENT TO  
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BUILDER'S GUIDELINES



ACKNOWLEDGMENT

STATE OF TEXAS           §  
COUNTY OF Coryell   §

This instrument was acknowledged before me on October 8, 2019, by  
James W. Clark, II, in his capacity as President of VERDE MESA DEVELOPMENT, INC., a Texas  
corporation, on behalf of the said corporation, in its capacity as Declarant.



  
NOTARY PUBLIC

PREPARED IN THE LAW OFFICE OF:  
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