

**FIRST AMENDMENT TO
DECLARATION OF RESTRICTIVE COVENANTS
AND CONDITIONS FOR
PRESTON HOLLOW UNIT 2 SUBDIVISION
BEXAR COUNTY, TEXAS**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

This First Amendment to Declaration of Restrictive Covenants and Conditions for Preston Hollow Unit 2 Subdivision, Bexar County, Texas is made as of the date set forth below, as follows:

WITNESSETH

WHEREAS, Preston Hollow Joint Venture, as Declarant, heretofore recorded that certain Declaration of Restrictions and Protective Covenants filed in Volume 5967, Page 403 of the Real Property Records of Bexar County, Texas ("Prior Declaration"), which Prior Declaration covers the following described real property ("Property"), to wit:

Lots 25-30, inclusive, Block 1, Lots 17-41, inclusive, Block 2, and Lots 1-16, inclusive, Block 3, PRESTON HOLLOW UNIT 2, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9528, Page 77 of the Deed and Plat Records of Bexar County, Texas;

WHEREAS, Article II, Section 2. (d) of the Prior Declaration provides for amendment thereto by by written instrument executed by the owners of 90% or more of the Lots as therein defined;

WHEREAS, Declarant and the undersigned owners own 90% or more of the Lots in PRESTON HOLLOW UNIT 2 and desire to amend the Prior Declaration to correct a clerical error therein contained and for the purpose of revising the restrictions as to minimum areas for houses constructed hereafter in PRESTON HOLLOW UNIT 2

NOW THEREFORE, Declarant and the undersigned Owners, for the purposes aforesaid and pursuant to the provisions for amendment to the Prior Declaration contained within Article II, Section 2.(d) of the Prior Declaration, do hereby make the following amendment to the Prior Declaration recorded in Volume 5967, Page 403 of the Real Property Records of Bexar County, Texas, to wit:

Article VII, Sections 1 and 2, are hereby amended to read as follows:

ARTICLE VII

USE RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS

Section 1. SINGLE FAMILY RESIDENTIAL LOTS. Lots in PRESTON HOLLOW UNIT 2 shall be used exclusively as single-family residential Lots, either for the construction and use of a single-family residence or as part of the Common Facilities.

Section 2. QUALITY AND SIZE. The minimum floor area of the main dwelling structure (measured to the outside of exterior walls, exclusive of garages, open porches, patios and detached accessory buildings) shall not be less than sixteen hundred (1,600) square feet for one-story and split level dwellings, and two thousand (2,000) square feet for one and one-half story and two-story dwellings; provided however, that not more than fifty percent (50%) of the homes constructed in PRESTON HOLLOW UNIT 2 after the filing of this Amendment shall have a minimum floor area of less than 1,800 square feet. The provisions of this amended Section 2 shall apply only to homes constructed after the date of recordation of this Amendment and shall not be construed to adversely affect or apply to any homes already constructed.

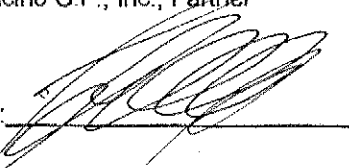
Except as specifically hereby amended, the Prior Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand effective the 9th day of May, 1996.

PRESTON HOLLOW JOINT VENTURE

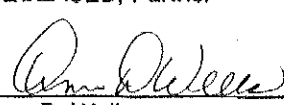
By ENCINO PARK VENTURE-1984,
a Texas general partnership,
Managing Venturer

ENCINO PARK, LTD., Partner
By Encino G.P., Inc., Partner

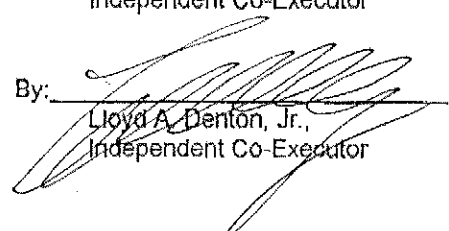
By: 

Its

THE ESTATE OF LLOYD A. DENTON,
SR., DECEASED, Partner

By: 

Ann D. Wells,
Independent Co-Executor

By: 

Lloyd A. Denton, Jr.,
Independent Co-Executor

THE ESTATE OF BERNICE B. DENTON,
DECEASED, Partner

By: Ann D. Wells
Ann D. Wells,
Independent Co-Executor

By: Lloyd A. Denton, Jr.
Lloyd A. Denton, Jr.,
Independent Co-Executor

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 9th day of May, 1996, by Lloyd A. Denton, Jr., Indep. Co-Executor of Encino G. P., Inc., a Texas corporation, general partner of Encino Park, Ltd., a Texas limited partnership, partner of Encino Park Venture - 1984, a Texas general partnership, Managing Venturer of Preston Hollow Joint Venture, a Texas joint venture, on behalf of said corporation, partnerships, and joint venture.



Barbara Ann Kanute
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 9th day of May, 1996, by Ann D. Wells, Independent Co-Executor of the Estate of Lloyd A. Denton, Sr., Deceased, and of the Estate of Bernice B. Denton, Deceased, Partners of Encino Park Venture - 1984, a Texas general partnership, Managing Venturer of Preston Hollow Joint Venture, a Texas joint venture, on behalf of said Estates, partnership, and joint venture.



Barbara Ann Kanute
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 9th day of May, 1996, by Lloyd A. Denton, Jr. Independent Co-Executor of the Estate of Lloyd A. Denton, Sr., Deceased, and of the Estate of Bernice B. Denton, Deceased, Partners of Encino Park Venture - 1984, a Texas general partnership, Managing Venturer of Preston Hollow Joint Venture, a Texas joint venture, on behalf of said Estates, partnership, and joint venture.



Barbara Ann Kanute
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
PRESTON HOLLOW JOINT VENTURE
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218

Book Volm Page
D 00814 00810

Lot 17, Block 2

SYLVAN STEPHEN LANG, PRESIDENT OF
LIVE OAK REALTY COMPANY, TRUSTEE OF
THE S.L.-JEANNE LANG MATHEWS TRUST
AND AS AGENT AND ATTORNEY-IN-FACT FOR
JEANNE LANG MATHEWS

Sylvan Stephen Lang

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 10th day of
June, 1996, by Sylvan Stephen Lang.



Barbara Ann Kanute
Notary Public, State of Texas

SYLVAN STEPHEN LANG, PRESIDENT OF
LIVE OAK REALTY COMPANT, TRUSTEE OF
THE S.L.-JEANNE LANG MATHEWS TRUST
AND AS AGENT AND ATTORNEY-IN-FACT
FOR JEANNE LANG MATHEWS

Lot 25, Block 1

Sylvan Stephen Lang

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 10th day of
June, 1996, by Sylvan Stephen Lang.



Barbara Ann Kanute
Notary Public, State of Texas

Lot _____, Block _____

Book B Volm 06814 Page 00611

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

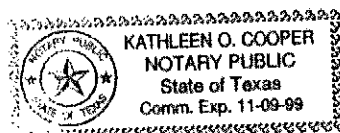
Notary Public, State of Texas

Lot 25, Block 2

La Monte Hendricks

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 15th day of
May, 1996, by La Monte William Hendricks.



Kathleen O. Cooper
Notary Public, State of Texas

Lot _____, Block _____

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

Notary Public, State of Texas

Lot _____, Block _____

Book D Volm 06814 Page 00612

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

Notary Public, State of Texas

Lot 15, Block 3

Norma A. Donahay

Norma A. Donahay

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 17 day of
May, 1996, by Norma A. Donahay.



Barbara Ann Kanute
Notary Public, State of Texas

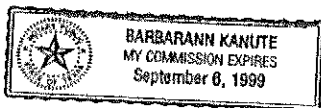
Lot 15, Block 3

David Donahay

David Donahay

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 17 day of
May, 1996, by David Donahay.



Barbara Ann Kanute
Notary Public, State of Texas

Lot _____, Block _____

Book D Volm 06814 Page 00613

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

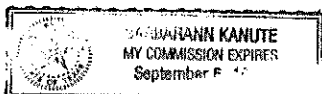
Notary Public, State of Texas

Lot 12, Block 3

CHARLES E. WINGET
Charles E. Winget

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 17 day of
May, 1996, by Charles E. Winget.



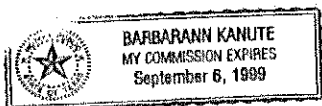
Barbara Kanute
Notary Public, State of Texas

Lot 12, Block 3

LISA T. WINGET
Lisa T. Winget

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 17 day of
May, 1996, by Lisa T. Winget.



Barbara Kanute
Notary Public, State of Texas

Lot _____, Block _____

Book D Volm 06814 Page 00814

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

Notary Public, State of Texas

Lot 11, Block 3

WILLIAM N. STANDAGE

William N. Standage

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 17th day of
May, 1996, by William N. Standage.



Barbarann Kanute
Notary Public, State of Texas

Lot 11, Block 3

LINDA S. STANDAGE

Linda S. Standage

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 17th day of
May, 1996, by Linda S. Standage.



Notary Public, State of Texas

Lot _____, Block _____

Book D Volm 06814 Page 00615

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

Notary Public, State of Texas

Lot 14, Block 3

Emile L. Huggins
Emile L. Huggins

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 17th day of
May, 1996, by Emile L. Huggins.



Barbaraann Kanute
Notary Public, State of Texas

Lot 14, Block 3

Laura L. Huggins
Laura L. Huggins

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 22 day of
May, 1996, by Laura L. Huggins.



Barbaraann Kanute
Notary Public, State of Texas

Lot _____, Block _____

Book D Volm 06814 Page 00216

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

Notary Public, State of Texas

Lot 37, Block 2

Dennis W. Guyer

Dennis W. Guyer

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 18th day of May, 1996, by Dennis W. Guyer.



Barbara Ann Kanute
Notary Public, State of Texas

Lot 37, Block 2

Lucila M. Guyer

Lucila M. Guyer

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 18th day of May, 1996, by Lucila M. Guyer.



Barbara Ann Kanute
Notary Public, State of Texas

Lot _____, Block _____

Book D Volm Page
06814 00617

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of _____, 1996, by _____.

Notary Public, State of Texas

Lot 26, Block 1

Dennis Switlick
Dennis Switlick

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 20th day of
May, 1996, by Dennis Switlick.



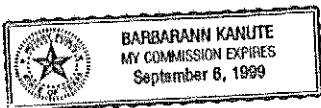
Barbarann Kanute
Notary Public, State of Texas

Lot 26, Block 1

Marta Irene Switlick
Marta Irene Switlick

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 20th day of
May, 1996, by Marta Irene Switlick.



Barbarann Kanute
Notary Public, State of Texas

Lot 26, Block 1

Book D Volm 06814 Page 00618

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the ____ day of
____, 1996, by _____.

Notary Public, State of Texas

Lot 38, Block 2

Robert McGlamory
Robert McGlamory

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 20th day of
May, 1996, by Robert McGlamory.



Barbara Kanute
Notary Public, State of Texas

Lot 38, Block 2

Patricia Ann McGlamory
Patricia Ann McGlamory

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 20th day of
May, 1996, by Patricia Ann McGlamory.



Barbara Kanute
Notary Public, State of Texas

Lot _____, Block _____

STATE OF TEXAS
COUNTY OF BEXAR

Book D Volm 06814 Page 00619

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

Notary Public, State of Texas

Lot 26, Block 2

WILLIAM APOSTOLOS

William Apostolos

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 22nd day of May, 1996, by William Apostolos.



Barbara Ann Kanute
Notary Public, State of Texas

Lot 26, Block 2

Sylvia Apostolos

Sylvia Apostolos

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 22nd day of May, 1996, by Sylvia Apostolos.



Barbara Ann Kanute
Notary Public, State of Texas

Lot _____, Block _____

Book D Volm 06814 Page 00620

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of _____, 1996, by _____.

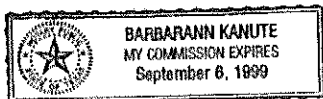
Notary Public, State of Texas

Lot 13, Block 3

Mary Jo Buckley
Mary Jo Buckley

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 22nd day of
May, 1996, by Mary Jo Buckley.



Barbara Kanute
Notary Public, State of Texas

Lot 13, Block 3

Larry A. Buckley
Larry A. Buckley

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 24th day of
May, 1996, by Larry A. Buckley.



Barbara Kanute
Notary Public, State of Texas

Lot _____, Block _____

Book D Volm 06814 Page 00621

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

Notary Public, State of Texas

Lot 33, Block 2

MITCHELL HUFFMAN

Mitch Huffman

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 24th day of
May, 1996, by Mitchell Huffman.



Barbaraann Kanute
Notary Public, State of Texas

Lot 33, Block 2

STEFANIE MAYA HUFFMAN

Stefanie Maya Huffman

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 24th day of
May, 1996, by Stefanie Maya Huffman.



Barbaraann Kanute
Notary Public, State of Texas

Lot _____, Block _____

Book D Volm 06814 Page 00622

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

Notary Public, State of Texas

Lot 32, Block 2

STEVEN R COWGER
St R Cowger

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 25th day of
May, 1996, by Steven R. Cowger.



Barbara Kanute
Notary Public, State of Texas

Lot 32, Block 2

Helene' M. Cowger
Helene' M Cowger

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 25th day of
May, 1996, by Helene' M. Cowger.



Barbara Kanute
Notary Public, State of Texas

Lot _____, Block _____

Book D Volm Page
06814 00823

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____.

Notary Public, State of Texas

Lot 35, Block 2

Edward P. Cahill
Edward P. Cahill

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 5th day of
June, 1996, by Edward P. Cahill



Barbarann Kanute
Notary Public, State of Texas

Lot 35, Block 2

MARY ELLEN CAHILL
Mary Ellen Cahill

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 5th day of
June, 1996, by Mary Ellen Cahill



Barbarann Kanute
Notary Public, State of Texas

Lot _____, Block _____

STATE OF TEXAS

Book D Volm 06814 Page 00624

COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____

Notary Public, State of Texas

Lot 40, Block 2

James Ramsey
James Ramsey

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the 11 day of
July, 1996, by James Ramsey



Barbara Kanute
Notary Public, State of Texas

Lot _____, Block _____

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____

Notary Public, State of Texas

Lot _____, Block _____

Book Volm Page
D 06814 00625

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on the _____ day of
_____, 1996, by _____

Notary Public, State of Texas