ATC COURTESY

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ALAMO TITLE COMPANY

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAPA OAKS SUBDIVISION, UNIT 1

STATE OF TEXAS §
§
COUNTY OF BEXAR §

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAPA OAKS SUBDIVISION, UNIT 1 is made this 28th day of January, 2010 by NAPA OAKS S.A., Ltd., a Texas limited partnership ("Developer").

W I T N E S S E T H:

A. WHEREAS, Developer filed that certain Declaration of Covenants, Conditions and Restrictions for Napa Oaks Subdivision Unit 1 on November 25, 2009, as Document No. 20090228974 in the Official Public Records of Bexar County, Texas (the "Declaration") establishing certain land use restrictions for property more particularly described therein;

B. WHEREAS, Section 10.02. Developer's Exemption. of the Declaration provides that the Developer has the right to amend to the Declaration.

NOW,THEREFORE, Developer hereby declares that the Declaration be amended as follows:

1. ARTICLE VII. USE RESTRICTION. Section 7.03 Fences of the Declaration is hereby deleted and restated in its entirety as follows:

Section 7.03 Fences. All fences must be constructed with new materials, and shall not be constructed or put in place unless and until approved in writing by the ACC. No fence shall be constructed of pine. There shall be no chain link (except for retention ponds) or shadow box fences. All fences shall be solid, 1" x 6" or 1" x 4" cedar planks. Builder shall install a six (6') foot rear fence on all perimeter lots in all units; lots as indicated on the site plan attached hereto as Exhibit A shall have an eight (8') foot rear cedar fence.

2. The Declaration, as amended herein, is ratified and affirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned being the Developer under the Declaration has hereunto set its hand this 28th day of January, 2010.

Developer

NAPA OAKS S.A., LTD., a Texas limited partnership

By: Trinity Oaks, Inc., a Texas Corporation

By: _____
James Japhet, its President

STATE OF TEXAS §
§
COUNTY OF BEXAR §

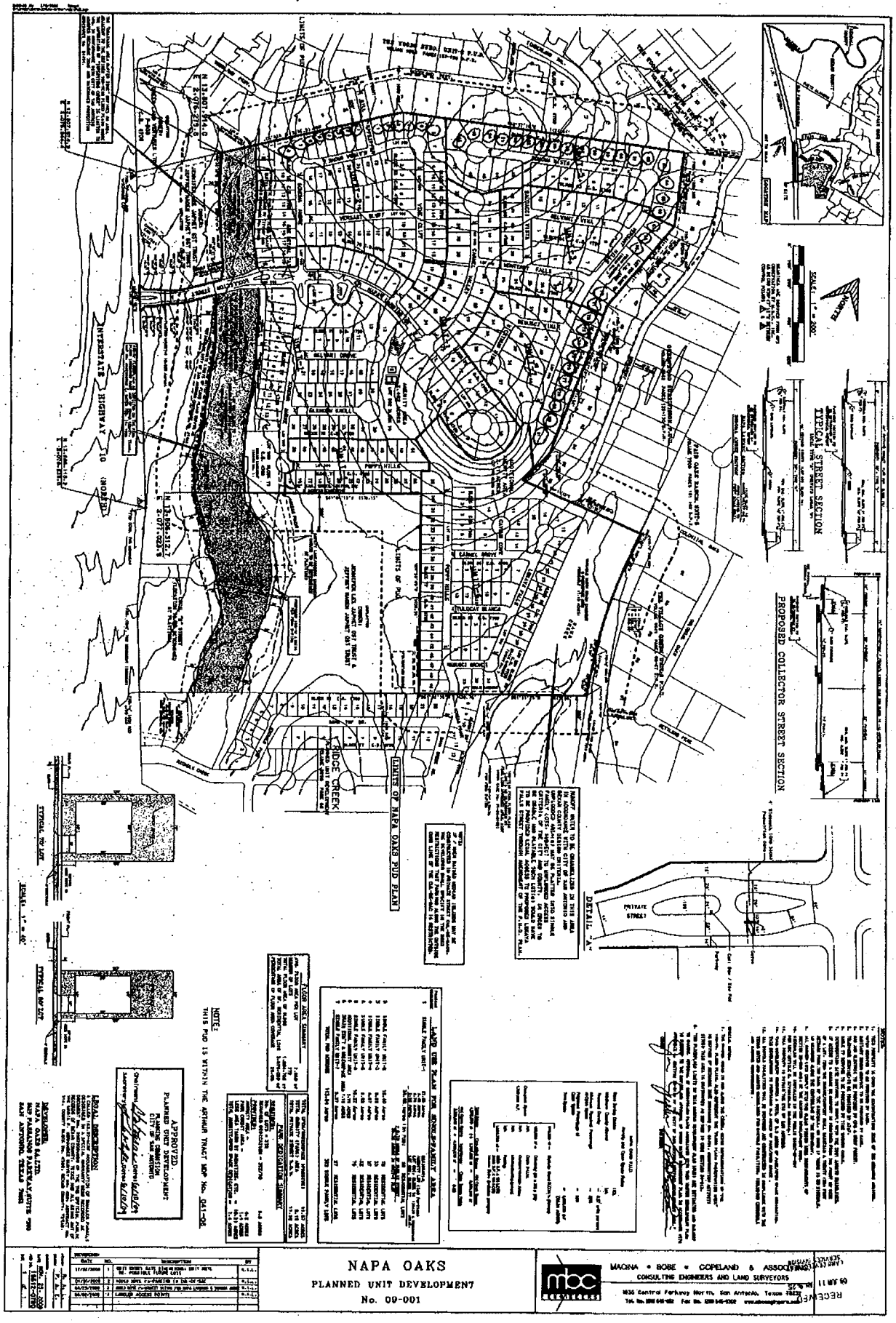
BEFORE ME, the undersigned authority, on this personally appeared JAMES JAPHET, President of Trinity Oaks, Inc., a Texas Corporation, General Partner of NAPA OAKS S.A., LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing for the purposes therein expressed and in the capacity therein stated.

January 28, 2010

_____
Notary Public, State of Texas

SUSAN J. BRAUN
Notary Public, State of Texas
My Commission Expires
October 20, 2013

Exhibit A


NAPA OAKS
PLANNED UNIT DEVELOPMENT
No. 09-001
MACINA • BOSE • COPELAND & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
PROPOSED COLLECTOR STREET SECTION
TYPICAL LOT LAYOUT
DETAIL "A"
LIMITS OF NAPA OAKS PUD PLAN
RIDGE CREEK
INTERSTATE HIGHWAY 10 (NORTH)
NOTE
THIS PUD IS WITHIN THE ARTHUR TRACT MDP No. 05150E
APPROVED
PLANNED UNIT DEVELOPMENT
CITY OF SAN ANTONIO
DEVELOPER
NAPA OAKS LP, LTD.
800 PARKWAY, SUITE 700
SAN ANTONIO, TEXAS 78232

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Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 24.00

STATE OF TEXAS
COUNTY OF BEXAR
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was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
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COUNTY CLERK, BEXAR COUNTY TEXAS

