

SCANNED



FIRST AMENDMENT TO TWO CREEKS – UNIT 1 DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

This First Amendment to Two Creeks – Unit 1 Declaration of Covenants, Conditions, Easements and Restrictions (“Amendment”) is made to be effective as of June 10, 2009, by **Bitterblue/Two Creeks Phase 1, Ltd.**, a Texas limited partnership (“Declarant”).

Declarant heretofore subjected certain real property in Bexar County, Texas (collectively, the “Properties”) to the covenants, requirements, conditions, restrictions, easements, charges, liens, and assessments pursuant to the Two Creeks – Unit 1 Declaration of Covenants Conditions, Easements and Restrictions, recorded in Volume 11882, Page 1616, *et seq.*, Official Public Records of Real Property of Bexar County, Texas (“Declaration”). Pursuant to the terms of the Declaration, The Crossing at Two Creeks Homeowners Association, Inc. (“Association”) has been formed and has jurisdiction over the Properties.

Due to a typographical error in the introductory paragraph on page 1 of the Declaration, the name of the Declarant is incorrectly referenced as “Bitterblue/Two Creeks – Phase Unit 1, Ltd.” instead of “Bitterblue/Two Creeks Phase 1, Ltd.” All other references in the Declaration to the Declarant, including the references to the Declarant in **Section 1(i)** and on the signature page, correctly reference the Declarant as “Bitterblue/Two Creeks Phase 1, Ltd.”

Due to a typographical error in **Section 6(a)** of the Declaration, the name of the Association is incorrectly referenced as “Two Creeks—Unit 1 Homeowners Association, Inc.” instead of “The Crossing at Two Creeks Homeowners Association, Inc.” All other references in the Declaration to the Association, including the references to the Association under Recitals on Page 1 and in **Section 1(c)**, correctly reference the Association as “The Crossing at Two Creeks Homeowners Association, Inc.”

Section 13(a) of the Declaration provides that the Declaration may be amended by written instrument executed by the Declarant without the joinder or consent of any Owner or any other party for the purpose of correcting any typographical error, ambiguity or inconsistency appearing therein, upon recording of such written instrument in the Real Property Records of Bexar County, Texas.

Declarant desires to correct the typographical errors in the names of the Declarant and the Association in the Declaration in order to avoid confusion and to be consistent in all material respects with and in furtherance of the general plan and scheme of development as evidenced in the Declaration.

NOW, THEREFORE, in accordance with and as permitted in **Section 13(a)** of the Declaration, Declarant hereby amends and corrects the Declaration as follows:

1. Correction. The name “Bitterblue/Two Creeks – Phase Unit 1, Ltd.” in the introductory paragraph on page 1 of the Declaration is hereby corrected and amended to “Bitterblue/Two Creeks Unit 1, Ltd.” The name “Two Creeks—Unit 1 Homeowners Association, Inc.” in **Section 6(a)** of the Declaration is hereby corrected and amended to “The Crossing at Two Creeks Homeowners Association, Inc.”
2. Capitalized Terms. All capitalized terms used in this Amendment shall have the meaning assigned to such term in the Declaration, unless otherwise expressly defined herein.
3. Other Terms. Except as amended in this Amendment, all other terms and provisions of the Declaration shall remain unchanged and the Declaration, as amended hereby, shall remain in full force and effect.



DECLARANT:

BITTERBLUE/TWO CREEKS PHASE 1, LTD. a Texas limited partnership

By Its Sole General Partner:
BITTERBLUE, INC., a Texas corporation

By: 
Lloyd A. Denton, Jr., President

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on June 11, 2009, by Lloyd A. Denton, Jr., President of Bitterblue, Inc., a Texas corporation, the sole General Partner of Bitterblue/Two Creeks Phase 1, Ltd., a Texas limited partnership, on behalf of said limited partnership.




Notary Public, State of Texas

Doc# 20090109917 Fees: \$20.00
06/15/2009 10:44AM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

AFTER RECORDING, RETURN TO:

Ms. Jamie M. Wilson
Wilson & Wilson Law, P.C.
3303 Oakwell Court, Suite 110
San Antonio, Texas 78218

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Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 15 2009




COUNTY CLERK BEXAR COUNTY, TEXAS