

**AMENDMENT TO  
DECLARATION OF RESTRICTIVE COVENANTS  
THE BLUFF AT DUNNS HOLLOW SUBDIVISION**

STATE OF TEXAS           §  
  §  
COUNTY OF BELL         §

This AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR THE BLUFF AT DUNNS HOLLOW SUBDIVISION (this "Amendment") is executed to be effective as of the date set forth below by KIELLA FAMILY, LTD (the "Declarant"), a Texas limited partnership.

**RECITALS**

WHEREAS, KIELLA FAMILY, LTD, a Texas limited partnership ("Declarant"), filed for record that certain Declaration of Restrictive Covenants, recorded as Document 2015-010912 in the Official Public Records of Bell County, Texas (the "Restrictions"), and made the same applicable to the Property more fully described therein,

AND WHEREAS, Section (48) of the Restrictions provides in relevant part as follows:

“During the Development Period, Declarant, at Declarant's discretion, may alter the Restrictive Covenants, without the joinder of any other Lot Owner”,

WHEREAS, Article II(11) of the Declaration creates a Development Period which lasts 25 years from the date the Declaration is recorded, and is still in effect,

WHEREAS, Declarant desires to modify the language of various Sections in the Restrictions,

NOW, THEREFORE, in consideration of the foregoing, the Declarant hereby amends the Restrictions for the above-referenced purposes as follows:

Section (22) is replaced in its entirety with this Section (22):

**(22) Exotic or Dangerous Animals.** An "Exotic or Dangerous Animal" is an animal that may pose a safety or health threat to the Owners of the Subdivision, their guest, invitees, Customers or tenants, and includes:

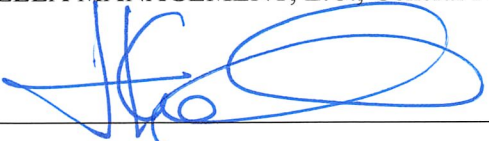
- (a) dog breeds of pit bull, rotweiler and Doberman pincer, regardless of whether the animal is purebred, a mixed breed or registered with the AKC or similar registration organizations;
  - (b) poisonous insects, amphibians, or reptiles;
  - (c) boa constrictors and other constrictor reptiles;
  - (d) swine
  - (e) animals considered "feral" or wild by nature except guinea pigs, hamsters and gerbils;
- and
- (f) alligators.

Additional breeds of animals may be added to the definition of Exotic or Dangerous Animals from time to time, as determined necessary by the Association Board members, at their sole discretion, and the Rules and Regulations will be amended to include such breed of animals.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand on this the 3<sup>rd</sup> day of August, 2017.

KIELLA FAMILY, LTD.

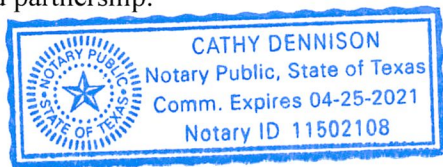
By: KIELLA MANAGEMENT, L.C., General Partner

By: 

John R. Kiella, President

STATE OF TEXAS §  
COUNTY OF BELL §

Certified before me this the 3<sup>rd</sup> day of August, 2017 by John Kiella in his capacity as President of KIELLA MANAGEMENT, L.C., a Texas limited liability company, in its capacity as General Partner of KIELLA FAMILY, LTD, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



  
\_\_\_\_\_  
Notary Public, State of Texas

**After Recording, Please Return To:**

Colby Property Management  
1 Bending Branch Rd  
Belton, TX 76513

Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513



70 2017 00037793

Instrument Number: 2017-00037793

As

Recorded On: September 08, 2017

Recordings

Parties: KIELLA FAMILY LTD

Billable Pages: 2

To BLUFFS AT DUNNS HOLLOW SUBDIVISION

Number of Pages: 3

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recordings	15.00
<b>Total Recording:</b>	<b>15.00</b>

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2017-00037793

Receipt Number: 312813

Recorded Date/Time: September 08, 2017 02:26:06P

User / Station: M Harr - Cash Station 1

**Record and Return To:**

COLBY PROPERTY MANAGEMENT  
1 BENDING BRANCH RD  
BELTON TX 76513



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk