

AMENDMENT TO  
PARK AT BLACKHAWK AND LAKESIDE AT BLACKHAWK  
MASTER DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS

This Amendment to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions is made effective as of the date set forth below by Robert M. Tiemann (“Declarant”), and is as follows:

Recitals

WHEREAS, the Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, dated January 4, 2002, was recorded in Document No. 2002010202 of the Official Public Records of Travis County, Texas, and recorded as Document No. 2018047097, Official Public Records of Williamson County, Texas, and has been amended and supplemented by Document Nos. 2002132073, 2003252884, 2004062669, 2004106271, 2004106272, 2004218957, 2005201915, 2005201916, 2006034399, 2006041332, 2007034519, 2007122316, 2007127020, 2007147291, 2007189447, 2007205846, 2008106917, 2009137907, 2010123601, 2012081425, 2012147857, 2012149085, 2012149475, 2013028887, 2014150096, 2014150097, 2015007849, 2015028810, 2015030642, 2015032137, 2015112298, 2016119013, 2017105162, 2017177180, 2017177181, 2018008128, 2018171895, 2018172338, 2018172341, 2019030353, 2019051271, 2019106058, 2019156857, 2019176118, 2020032039, and 2020092420, Official Public Records, Travis County, Texas; and as recorded in Document Nos. 2018004871, 2018047009, 2018047095, 2018047096, 2018047098, 2018047099, 2018047100, 2018047101, 20180470102, 2018047104, 2018047106, 2018047107, 2018047108, 2018047111, 2018096430, 2019030353, 2019031063, 2019064693, 2020059270, 2020019835, and 2020069248, Official Public Records, Williamson County, Texas (together with any additional amendments and supplements filed of record, collectively the “Declaration”).

WHEREAS, RH of Texas Limited Partnership (“RHTLP”), a Maryland limited partnership, no longer owns any portion of the property described on Exhibit A or Exhibit B of the Declaration and pursuant to Section 9.3(A) of the Declaration, accordingly, the consent of RHTLP to this Amendment is not required.

WHEREAS, Declarant has authority to unilaterally amend the Declaration pursuant to Section 9.3(A) of the Declaration, and Declarant desires to effectuate the amendment contained herein.

WHEREAS, Declarant desires to amend various sections of the Declaration.

THEREFORE, the Declaration is hereby AMENDED as follows:

1. Section 3.6 Fences is amended and restated as follows:

The construction of fences shall be subject to the prior written consent of the Architectural Review Committee. Back yard fences on lots in the Lakeside at Blackhawk Subdivision that adjoin a lake, retention pond, detention pond, and/or other water feature shall be constructed of wrought iron materials only. The segment of the back yard fences located on the rear lot line of any and all lots that adjoin retention ponds, detention ponds, water features, and/or the greenbelt shall be constructed of wrought iron materials only. All fences shall have a height of not less than four feet and not greater than six feet. The back yard fences on all lots must adjoin the side of the house within twenty-five feet of the front elevation side of the house. The back yard fence must enclose all outside air conditioning units of the house.

3.6.1 Any green space located between a cul-de-sac and a residential collector or larger street with the exception of perimeter streets shall have wrought iron fence on the street side of the green space. The term green space as it applies herein shall mean space within the Subdivision that is not part of a Lot.

2. Section 3.9 is amended and restated as follows: Swimming Pools, Tennis Courts, Sports Courts, Playscapes, and Basketball Goals The location and Plans and Specifications for any swimming pool, tennis court, sports court, playscape or basketball goal, and its screening or fencing, shall be subject to the approval and requirements of the Architectural Review Committee. Swimming pools must be at least five (5) feet away from the rear lot line. Above ground swimming pools are prohibited. The materials, designs, and construction of all swimming pools, tennis courts, sports courts, playscapes and basketball goals shall meet standards generally accepted by the industry; shall comply with regulations of the applicable governmental entities; and shall meet all fence and setback criteria established by the Declaration and other applicable governmental regulations. Subject to the approval of the Architectural Control Committee, a basketball goal may be located outside of the fenced back yard area of a Lot if: (i) the goal is moveable; (ii) when in active, actual use, the goal is located only on a driveway or sidewalk; and (iii) when not in active, actual use, the goal is stored out of view of neighboring Lots, streets, or Common Areas, or else stored immediately adjacent to the garage door (i.e. no more than 4 feet from the garage building line).

3. Section 5.3 (B) is amended and restated as follows: Class B The Class B Member(s) shall be the Declarant, and its successors and assigns, and shall be entitled to three (3) votes for each Lot owned by it, provided that the Class B membership shall cease and be converted to Class A membership (subject to reversion back to Class B membership upon the annexation of additional land) on the happening of either of the following events, whichever occurs earlier:

(1) The complete development of the land described on Exhibits "A, B, C, and D" attached hereto and any amendments of such exhibits, or

(2) With regard to Lots located within Travis County, Texas, thirty (30) years from the filing date of the last Supplemental Declaration recorded in the Official Public Records of Travis County, Texas, or


(3) With regard to Lots located within Williamson County, Texas, thirty (30) years from the filing date of the last Supplemental Declaration recorded in the Official Public Records of Williamson County, Texas.

4. Section 6.14 is deleted and replaced with the following: Address Plans and Specifications shall be submitted to the Architectural Review Committee at c/o Tiemann Land and Cattle Development, Inc., 21100 Carries Ranch Road, Pflugerville, Texas 78660 or to such other address as may be designated by the Declarant, its successors and assigns, from time to time.

5. Section 9.1 is amended and restated as follows: Term This Master Declaration, including all of the covenants, conditions and restrictions hereof, shall run until December 31, 2061, unless amended as herein provided. After December 31, 2061, this Master Declaration, including all such covenants, conditions and restrictions, shall be automatically extended for successive of ten (10) years each, unless amended or extinguished by a written instrument executed by the Owners of at least seventy-five percent (75%) of the Lots within the Property then subject to this Master Declaration.

6. Section 9.3 (A) is amended and restated as follows: By Declarant This Master Declaration may be amended by Tiemann-Declarant acting alone until December 31, 2061, and so long as Declarant owns or controls any of the land described in Exhibits "C" or "D". At any time that RH-Declarant still owns any property described in Exhibits "A" or "B" must have the consent of RH-Declarant. Notwithstanding the foregoing, Tiemann-Declarant may amend this Declaration at any time (i) to correct typographical and grammatical errors, and (ii) in order to comply with VA or FHA requirements for approval of the Property.

Executed to be effective as of June 26, 2020.



Robert M. Tiemann, Declarant

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

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This instrument was acknowledged before me on the 26 day of June 2020,  
by Robert M. Tiemann.

Dana Smith  
Notary Public Signature

CONSENT AND JOINDER OF LOT OWNER

The undersigned owner of the land proposed to be developed as the Park at Blackhawk IV, Section 9 subdivision hereby consents to and joins in the foregoing Amendment.

PARK 49, LLC

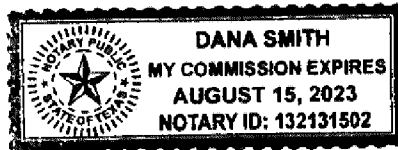
By: Tiemann Land and Cattle Development, Inc., Manager

By: *Matthew R. Tiemann*  
Matthew R. Tiemann, President

ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF TRAVIS

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This instrument was acknowledged before me on June 26, 2020, by Matthew R. Tiemann, President of Tiemann Land and Cattle Development, Inc., a Texas corporation, manager of Park 49, LLC, a Texas limited liability company.

*Dana Smith*  
Notary Public, State of Texas

CONSENT AND JOINDER OF LOT OWNER

The undersigned owner of vacant lots in the Park at Blackhawk IV, Phase 2 hereby consents to and joins in the foregoing Amendment.

PARK 63, LLC

By: Tiemann Land and Cattle Development, Inc., Manager

By: *Matthew R. Tiemann*  
Matthew R. Tiemann, President

ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF TRAVIS

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This instrument was acknowledged before me on June 6, 2020, by Matthew R. Tiemann, President of Tiemann Land and Cattle Development, Inc., a Texas corporation, manager on behalf of Park 63, LLC, a Texas limited liability company.

*Dana Smith*  
Notary Public, State of Texas

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2020069567**

Pages: 7      Fee: \$41.00  
06/29/2020    10:00 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas