

# HEARTLAND AT TAPATIO SPRINGS

## AMENDED

### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS

COUNTY OF KENDALL

WHEREAS, on May 2, 2022, **VAQUEROS DEL MAR, LLC**, hereinafter called the "Declarant", did cause to be filed that certain **HEARTLAND AT TAPATIO SPRINGS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**, as were recorded under Document No. 2023-380431, Official Records of Kendall County, Texas.

WHEREAS, Declarant hereby wishes to amend said Declaration of Covenants, Conditions and Restrictions as follows.

WHEREAS, on page 24 of said Declaration it states:

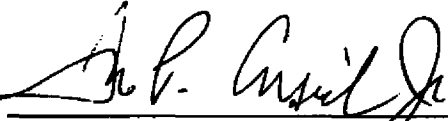
**6.10 Variances.** "... All variances must be evidenced by a written instrument, in recordable form, and must be signed by at least two (2) Members of Vaqueros de Mar, LLC. ..."

WHEREAS, Declarant wishes to amend the above sentence to state:

**6.10 Variances.** "... All variances must be evidenced by a written instrument, in recordable form, and must be signed by at least two (2) Members of the Architectural Review Committee. ..."

IN WITNESS WHEREOF, Declarant and the Association have executed this Amended Declaration of Covenants, Conditions and Restrictions to be effective as of the day and year of the recording hereof in the Official Records of Real Property of Kendall County, Texas. The Association hereby certifies that this Amended Declaration of Covenants, Conditions and Restrictions has been duly approved in accordance with Section 10.3 B.

By: **VAQUEROS DEL MAR,**  
A Texas Limited Liability Company  
It's General Manager

By:   
Tom P. Cusick, Jr., Manager

**HEARTLAND AT TAPATIO SPRINGS  
PROPERTY OWNERS ASSOICATION, INC.**

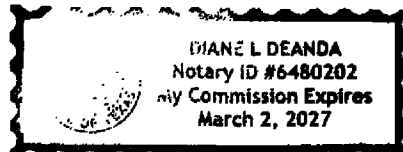
By:   
Tom P. Cusick, Jr., President

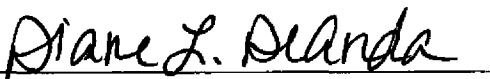
By:   
Diane Deanda, Secretary

STATE OF TEXAS

COUNTY OF Kendall

This instrument was acknowledged before me on the 20<sup>th</sup> day of March, 2024, by the said TOM P. CUSICK, JR., Manager of VAQUEROS DEL MAR, LLC, a Texas limited liability company, on behalf of said company.

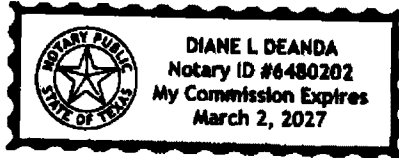


  
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Kendall

This instrument was acknowledged before me on the 28<sup>th</sup> day of March, 2024, by the said TOM P. CUSICK, JR., President of HEARTLAND AT TAPATIO SPRINGS PROPERTY OWNERS ASSOCIATION, INC., a Texas corporation, on behalf of said corporation.

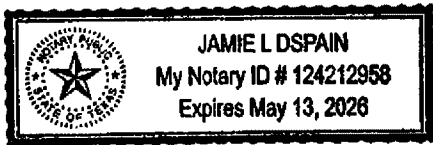


Diane L. Deanda  
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Kendall

This instrument was acknowledged before me on the 28 day of March 2024, by the said Diane Deanda, Secretary of HEARTLAND AT TAPATIO SPRINGS PROPERTY OWNERS ASSOCIATION, INC., a Texas corporation, on behalf of said corporation.



J. DSpain  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

GUARANTY TITLE COMPANY  
910 N. MAIN  
BOERNE, TEXAS 78006

**PREPARED IN THE LAW OFFICE OF:**

KURTIS S. RUDKIN  
616 E. BLANCO ROAD, SUITE 202B  
BOERNE, TEXAS 78006

**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

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**Instrument Number:** 387854

eRecording - Real Property

DECLARATION

Recorded On: March 28, 2024 01:38 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

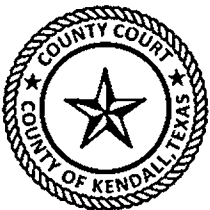
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 387854  
Receipt Number: 20240328000026  
Recorded Date/Time: March 28, 2024 01:38 PM  
User: Paula P  
Station: cclerk06

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS  
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*