

**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR HIDDEN OAK**

This Amendment to Declaration of Covenants, Conditions and Restrictions for Hidden Oak (this "**Amendment**") is made on the date hereinafter set forth by **PULTE HOMES OF TEXAS, L.P.**, a Texas limited partnership (the "**Declarant**").

RECITALS

A. Declarant executed that certain instrument entitled Declaration of Covenants, Conditions, and Restrictions for Hidden Oak, recorded as Document No. 2020105253 of the Official Records of Williamson County, Texas (as amended, the "**Declaration**").

B. Pursuant to Section 13.02(a) of the Declaration, Declarant has the right to amend the Declaration in accordance with the terms thereof.

C. Declarant desires to amend the Declaration as provided herein.

AMENDMENT

1. **Landscaping Maintenance.** Section 7.17 of the Declaration is hereby amended and replaced in its entirety as follows:

7.17 Landscaping Maintenance. All yards must be sodded or grassed within a reasonable time period not to exceed seven (7) months after the initial conveyance of a Lot with a Dwelling thereon to an Owner. Decorative ground cover rock in the front and side yard must be a color approved by the ACA and may not exceed 10% of the total area of the front and side yard (excluding flower beds and planters with mulch rather than rock). Mulch must be a natural wood or a color, if any, approved by the ACA. All trees, grass and other landscaping located on any Lot must be properly maintained at all times by the Owner of such Lot in a trimmed, well-kept and clean condition, as determined by the Board, in its sole and absolute discretion. The front yard of a Lot must maintain two (2) hard bark trees. Each Owner will keep all shrubs, trees, grass and plantings of every kind on his or her Lot cultivated, pruned, free of trash and other unsightly material. In addition, each Owner shall on a regular basis remove weeds from the yard, including, without limitation, flower beds and planter areas. No hardscape, including, without limitation, edging may include any symbols, characters, numbers or letters, unless approved by the ACA.

2. **Full Force and Effect.** Except as specifically amended herein, the Declaration shall remain and continue in full force and effect.

3. **Defined Terms.** Unless otherwise indicated herein, all initial-capped terms used herein shall have the same meanings as ascribed to them in the Declaration.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to be effective as of July 19, 2022.

[Signature page follows]

DECLARANT:

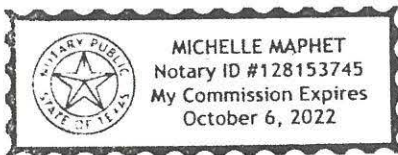
PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: Pulte Nevada I LLC,
a Delaware limited liability company
Its: general partner

By: [Signature]
Name: Stephen Ashlock
Title: Vice President of Land Development

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 18th day of July, 2022, by Stephen Ashlock, VP of Land Development of Pulte Nevada I LLC, a Delaware limited liability company, on behalf of said limited liability company, in its capacity as general partner of **PULTE HOMES OF TEXAS, L.P.**, a Texas limited partnership, on behalf of said limited partnership.



[Signature]
Notary Public, State of Texas
Printed Name: Michelle Maphet
My Commission Expires: 10/6/22

After recording, return to:

Pulte Homes of Texas, L.P.
9301 Amberglen Blvd.
Building J, Suite 102
Austin, Texas 78729
Ref.: Hidden Oak

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2022086138

REST Fee: \$30.00
07/19/2022 01:12 PM OSALINAS



[Signature]
Nancy E. Rister, County Clerk
Williamson County, Texas