

\*\*\*\* Electronically Filed Document \*\*\*\*

Brazos County, TX  
Karen McQueen  
County Clerk

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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.

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I hereby certify that this instrument was filed on the date and time  
stamped hereon by me and was duly recorded in the volume and page  
of the Official Public records of BRAZOS COUNTY, TEXAS



Honorable Karen McQueen, County Clerk, Brazos County

Return to  
Aggieland Title Company  
GF# 30980 15161



Brazos County, Texas

**Thirteenth Amendment  
To  
Declaration of Covenants, Conditions, and Restrictions  
For The Traditions**

**AFTER RECORDING, RETURN TO:**

Traditions CCR 13th Amendment

West, Webb, Allbritton & Gentry, P.C.  
Attn: Michael H. Gentry  
1515 Emerald Plaza  
College Station, Texas 77845

THIRTEENTH AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE TRADITIONS

THIS THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 30<sup>th</sup> day of June, 2017, by BRYAN/TRADITIONS, LP, a Texas limited partnership ("Declarant").

**WITNESSETH:**

WHEREAS, Declarant recorded a Declaration of Covenants, Conditions, and Restrictions For The Traditions on March 3, 2004, in the Official Records of Brazos County, Texas, at Volume 5901, Page 1; and on July 12, 2006, Declarant recorded a First Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions, in the Official Records of Brazos County, Texas, at Volume 7444, Page 49 ("First Amendment"); and on May 12, 2008, Declarant recorded a Second Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Second Amendment"), in the Official Records of Brazos County, Texas, at Volume 8586, Page 52; and on May 3, 2012, Declarant recorded a Third Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions, in the Official Records of Brazos County, Texas, at Volume 10681, Page 73 and then on October 23, 2012, a restated Third Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Third Amendment"), in the Official Records of Brazos County, Texas, at Volume 10973, Page 109; on February 5, 2013, Declarant recorded a Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Fourth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11151, Page 39; on April 29, 2013, Declarant recorded a Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Fifth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11312, Page 280, as corrected by Correction Affidavit dated June 3, 2013 and recorded at Volume 11382, Page 180 in the Official Records of Brazos County, Texas; on August 29, 2013, Declarant recorded a Sixth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Sixth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11601, Page 219; on February 27, 2015, Declarant recorded a Seventh Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Seventh Amendment"), in the Official Records of Brazos County, Texas, at Volume 12547, Page 281; and on March 24, 2015, Declarant recorded an Eighth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions in the Official Records of Brazos County, Texas, at Volume 12600, Page 290, as corrected by Correction Eighth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions recorded in the Official Records of Brazos County, Texas at Volume 12642, Page 20 ("Eighth Amendment"); on April 29, 2015, Declarant recorded a Ninth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Ninth Amendment"), in the Official Records of Brazos County, Texas, at Volume 12651, Page 252; on October 13, 2015, Declarant recorded a Tenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Tenth Amendment"), in the Official Records of Brazos County, Texas, at Volume 13013, Page 130; on February 10, 2016, Declarant recorded a Eleventh Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Eleventh Amendment"), in the Official Records of Brazos County, Texas, at Volume 13175, Page 293; on July 26, 2016, Declarant recorded a Twelfth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Twelfth Amendment"), in the Official Records of Brazos County, Texas, at Volume 13508, Page 255 (collectively, as amended now or in the future, the "Declaration"), such Declaration further identified in Management Certificate of the Traditions Homeowners Association, Inc., in the Official Records of Brazos County, Texas, at Volume 9318, Page 101;

**WHEREAS**, all capitalized terms used herein that are not otherwise defined shall have the meaning given those words in the Declaration;

**WHEREAS**, the Declaration identifies and defines the Property and the Community;

**WHEREAS**, Traditions Acquisition Partnership, L.P. ("Owner") is the owner of certain real property, more particularly described on Exhibit A attached hereto and made a part hereof (the "Withdrawn Property");

**WHEREAS**, the Withdrawn Property was previously added to the Property and to the Community under the terms of the Declaration;

**WHEREAS**, Section 2.03 authorizes the Declarant to amend the Declaration for the purposes of withdrawing any portion of the Property from the provisions of this Declaration with the consent of the Owner; and

**WHEREAS**, Declarant desires to amend the Declaration for the purpose of withdrawing the Withdrawn Property from the Property and the Community and to release the Withdrawn Property from the terms and conditions of the Declaration, and the Owner desires to consent to such action.

**NOW, THEREFORE**, Declarant hereby amends the Declaration as set forth below.

1. **Withdrawal of Withdrawn Property**. The Declarant does hereby withdraw the Withdrawn Property from the Property and the Community, as each is defined in the Declaration.
2. **Release of Withdrawn Property from Declaration**. The Declarant hereby releases the Withdrawn Property from the terms and conditions of the Declaration in all respects.
3. **No Other Changes**. Except as amended herein, the Declaration remains in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 24th day of June, 2017.

**DECLARANT:**

BRYAN/TRADITIONS, LP, a Texas limited partnership

By: TRADITIONS ACQUISITION PARTNERSHIP GP,  
LLC, a Texas limited liability company, its General  
Partner *1/7/01*

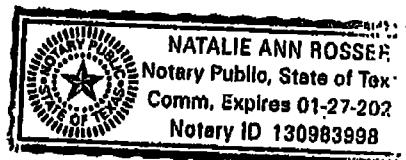
By:

W. SPENCER CLEMENTS, JR.,  
Vice President

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

This instrument was acknowledged before me on the 29 day of June, 2017, by W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the general partner of BRYAN/TRADITIONS, LP, a Texas limited partnership, acting for and on behalf of said limited partnership.

Natelle Rosser  
NOTARY PUBLIC, State of Texas



After Recording Return To:

West, Webb, Allbritton & Gentry, P.C.  
Attn: Michael H. Gentry  
1515 Emerald Plaza  
College Station, Texas 77845

**Consent of Owner**

Pursuant to Section 2.02 of the Declaration, Declarant does hereby consent to and approve the termination of the option to add the Withdrawn Property to the Property.

TRADITIONS ACQUISITION PARTNERSHIP, L.P.,  
a Texas limited partnership

By: TRADITIONS ACQUISITION PARTNERSHIP GP, LLC, a Texas limited liability company, its General Partner *[Signature]*

By:

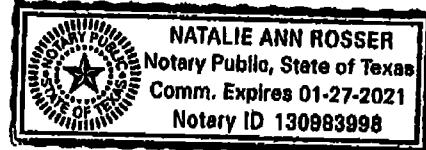
W. SPENCER CLEMENTS, JR.,  
Vice President

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

This instrument was acknowledged before me on the 29 day of June, 2017, by W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the general partner of TRADITIONS ACQUISITION PARTNERSHIP, L.P., a Texas limited partnership, acting for and on behalf of said limited partnership.

Natellee Rosser

**NOTARY PUBLIC, State of Texas**



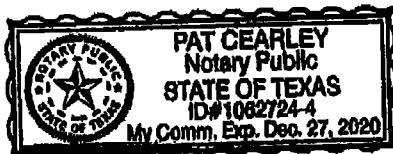
### Consent of Extraco Banks

EXTRACO BANKS, N.A., a National Banking Association, joins herein to consent to the Withdrawal of the Withdrawn Property from the Property and the Community, and to further consent to the release of the Withdrawn Property from the terms and conditions of the Declaration.

By: Steve Mobley  
Name: Steve Mobley  
Title: City President

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

This instrument was acknowledged before me on the 29th day of June, 2017, by  
Steve Mobley, City President of EXTRACO BANKS, N.A., a national  
banking association, on behalf of such national banking association.



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**NOTARY PUBLIC, State of Texas**

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EXHIBIT A

Withdrawn Property

Lot One (1), Block One (1), The Traditions Subdivision Phase 19, City of Bryan, Texas, according to plat recorded at Volume 13746, Page 278, Official Records, Brazos County, Texas.

Common Area One (1), Block One (1), The Traditions Subdivision Phase 19, City of Bryan, Texas, according to plat recorded at Volume 13746, Page 278, Official Records, Brazos County, Texas.