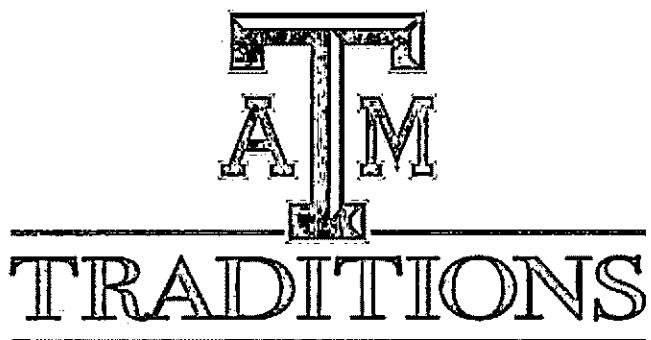


UTitle No. 222024-PW



Brazos County, Texas

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

**AFTER RECORDING, RETURN TO:**

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

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

THIS TWENTIETH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 29th day of July, 2022, 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; on July 3, 2017, Declarant recorded a Thirteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Thirteenth Amendment"), in the Official Records of Brazos County, Texas, at Volume 14120, Page 153; and on June 4, 2018, Declarant recorded a Fourteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions

(“Fourteenth Amendment”), in the Official Records of Brazos County, Texas, at Volume 14707, Page 189; on August 28, 2019, Declarant recorded a Fifteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions (“Fifteenth Amendment”), in the Official Records of Brazos County, Texas, at Volume 15547, Page 220, Instrument No. 1371423; on September 13, 2019, Declarant recorded a Sixteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions (“Sixteenth Amendment”), in the Official Records of Brazos County, Texas, at Volume 15577, Page 218, Instrument No. 1372757; on April 20, 2020, Declarant recorded a Seventeenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions (“Seventeenth Amendment”), in the Official Records of Brazos County, Texas, at Volume 15987, Page 278, Instrument No. 1390798; on December 28, 2020, Declarant recorded an Eighteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions (“Eighteenth Amendment”), in the Official Records of Brazos County, Texas, at Volume 16628, Page 66, Instrument No. 1416491; and on September 17, 2021, Declarant recorded a Nineteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions (“Nineteenth Amendment”), in the Official Records of Brazos County, Texas, at Volume 17364, Page 170, Instrument No. 1446508 (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 and at Volume 11382, Page 180;

**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 Initial Property and the Additional Property;

**WHEREAS**, Declarant desires to amend the Declaration for the purpose of submitting a new tract of land to the Property and adding the Property to the Community, pursuant to Paragraph 2.02 of the Declaration, such new tract consisting of the real property in Brazos County, Texas as more particularly described on Exhibit “A” attached hereto, such new tract being called herein the “Added Property”.

**WHEREAS**, Traditions Acquisition Partnership, L.P. is the owner and developer of the Added Property;

**WHEREAS**, Article XIII of the Declaration authorizes the Declarant to amend the Declaration for the purposes herein described; and

**WHEREAS**, Declarant desires to amend the Declaration for the purpose of submitting a new tract of land to the Property and adding the Added Property to the Community, pursuant to Paragraph 2.02 of the Declaration.

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

1. **Definition of Initial Property and Addition of Added Property to the Community.** The Initial Property, as defined in the Declaration, and on Exhibit “A” to the Declaration is amended so that the Added Property is included in the definition of “Initial Property”, and if not previously added to the Community, the Added Property is submitted to the Property and added to the Community.
2. **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 29th day of July, 2022.

**DECLARANT:**

BRYAN/TRADITIONS, LP, a Texas limited partnership

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

By:

  
DAVID R. SEGERS,  
Vice President

STATE OF TEXAS

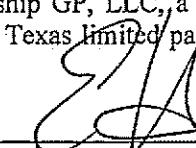
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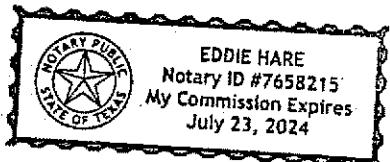
COUNTY OF BRAZOS

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This instrument was acknowledged before me on the 29th day of July, 2022, by David R. Segers, 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.

  
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 this Amendment and the addition of the Added Property to the Property.

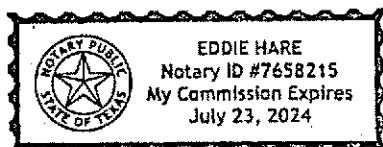
TRADITIONS ACQUISITION PARTNERSHIP, L.P., a Texas limited partnership

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

By:   
DAVID R. SEGERS,  
Vice President

STATE OF TEXAS  
COUNTY OF BRAZOS

This instrument was acknowledged before me on the 29<sup>th</sup> day of July, 2022, by David R. Segers, 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.



  
NOTARY PUBLIC, State of Texas

**EXHIBIT A**

**Added Property**

Lots One (1) through Ten (10), Block One (1), The Traditions Subdivision, Phase 35, City of Bryan, Texas according to the plat thereof recorded in Volume 18013, Page 202, Official Records, Brazos County, Texas

Lots One (1) through Seven (7), Block Two (2), The Traditions Subdivision, Phase 35, City of Bryan, Texas according to the plat thereof recorded in Volume 18013, Page 202, Official Records, Brazos County, Texas

Common Area One (1), The Traditions Subdivision, Phase 35, City of Bryan, Texas according to the plat thereof recorded in Volume 18013, Page 202, Official Records, Brazos County, Texas

Common Area Two (2) and Private Drainage Easement, The Traditions Subdivision, Phase 35, City of Bryan, Texas according to the plat thereof recorded in Volume 18013, Page 202, Official Records, Brazos County, Texas

Common Area Three (3), The Traditions Subdivision, Phase 35, City of Bryan, Texas according to the plat thereof recorded in Volume 18013, Page 202, Official Records, Brazos County, Texas

Common Area Four (4), The Traditions Subdivision, Phase 35, City of Bryan, Texas according to the plat thereof recorded in Volume 18013, Page 202, Official Records, Brazos County, Texas

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number: 1479250**

Volume : 18130

ERecordings - Real Property

Recorded On: August 01, 2022 01:16 PM

Number of Pages: 7

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

Total Recording: \$50.00

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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: 1479250

**Record and Return To:**

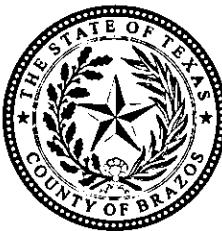
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Recorded Date/Time: August 01, 2022 01:16 PM

User: Cathy B

Station: MXL05128I3



**STATE OF TEXAS  
COUNTY OF BRAZOS**

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 Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX