

UTile No. 2234141



Brazos County, Texas

**Twenty-First 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

**TWENTY-FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE TRADITIONS**

THIS TWENTY-FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 21st day of October, 2022, by TRADITIONS ACQUISITION PARTNERSHIP, L.P., a Texas limited partnership ("Declarant").

WITNESSETH:

WHEREAS, Declarant's predecessor in interest, BRYAN/TRADITIONS, LP, a Texas limited partnership ("Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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, Original 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; on September 17, 2021, Original 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; and on August 1, 2022, Original Declarant recorded a Twentieth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions (“Twentieth Amendment”), in the Official Records of Brazos County, Texas, at Volume 18130, Page 133, Instrument No. 1479250 (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, Original Declarant, as Declarant, assigned all of its rights under the Declaration to Declarant pursuant to that certain Assignment and Assumption of Declarant’s Rights dated effective October 14, 2022, recorded at Volume 18285, Page 244, Official Records of Brazos County, Texas

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 Club Bryan, LP, a Texas limited partnership (“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, Paragraph 2.03 of the Declaration authorizes the Declarant to amend the Declaration for the purposes of withdrawing any portion of the Property from the provisions of the 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 21st day of October, 2022.

DECLARANT:

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

By: Traditions Acquisition Partnership GP, LLC,
a Texas limited liability company, Its General Partner

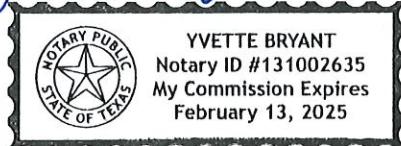
By:

PETER H. CURRIE, President

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on the 21st day of October, 2022, by PETER H. CURRIE, 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



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, Traditions Club Bryan, LP, a Texas limited partnership, the Owner of the Withdrawn Property, does hereby consent to and approve this Amendment and the termination of the option to add the Withdrawn Property to the Property.

Traditions Club Bryan, LP,
a Texas limited partnership

By: Traditions Club Bryan GP, LLC,
a Texas limited liability company,
its General Partner

By: Traditions Acquisition Partnership, LP,
a Texas limited partnership,
its sole Member

By: Traditions Acquisition Partnership GP, LLC,
a Texas limited liability company,
its General Partner

By: Peter H. Currie
Peter H. Currie,
President

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on the 21st day of October, 2022, by Peter H. Currie, 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, the sole member of Traditions Club Bryan GP, LLC, a Texas limited liability company, the general partner of Traditions Club Bryan, LP, a Texas limited partnership, acting for and on behalf of said limited partnership.

NOTARY PUBLIC, State of Texas

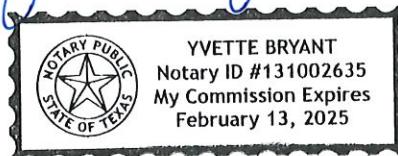


EXHIBIT A

Withdrawn Property

[Attached]

FIELD NOTES
8.176 ACRES

Being all that certain tract or parcel of land lying and being situated in the J.H. JONES SURVEY, Abstract No. 26 in Bryan, Brazos County, Texas and being a portion of the called 51.87 acre Tract Six described in the deed from Traditions Acquisition Partnership, L.P. to Traditions Club Bryan, LLC recorded in Volume 9444, Page 52 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of this tract, the southernmost westerly corner of the said 6.524 acre Common Area 1 tract as depicted on the Final Plat of THE TRADITIONS SUBDIVISION, PHASE 27, recorded in Volume 12534, Page 210 (O.R.B.C.), the northwest corner of the called 8.47 acre Board of Regents of the Texas A&M University System tract recorded in Volume 11936, Page 198 (O.R.B.C.) and being in the easterly line of the called 51.87 acre Traditions Club remainder tract;

THENCE: into and through the called 51.87 acre Traditions Club tract for the following ten (10) calls:

- 1) N 37° 02' 55" W for a distance of 83.42 feet to a 1/2-inch iron rod set for corner,
- 2) N 13° 27' 20" W for a distance of 69.07 feet to a 1/2-inch iron rod set for corner,
- 3) N 32° 25' 06" W for a distance of 50.50 feet to a 1/2-inch iron rod set for corner,
- 4) N 03° 36' 14" W for a distance of 72.71 feet to a 1/2-inch iron rod set for corner,
- 5) N 09° 51' 48" E for a distance of 43.35 feet to a 1/2-inch iron rod set for corner,
- 6) N 17° 32' 49" W for a distance of 41.89 feet to a 1/2-inch iron rod set for corner,
- 7) N 03° 36' 14" W for a distance of 83.30 feet to a 1/2-inch iron rod set for corner;
- 8) S 86° 23' 46" W for a distance of 244.61 feet to a 1/2-inch iron rod set for corner,
- 9) N 00° 21' 45" E for a distance of 1174.07 feet to a 1/2-inch iron rod set for angle point, and
- 10) N 03° 19' 27" E for a distance of 11.14 feet to a 1/2-inch iron rod set for corner in the north line of the called 51.87 acre Traditions Club tract, said iron rod also being in the southwest line of Lot 1B, Block 1, THE TRADITIONS SUBDIVISION, PHASE 16 according to the Replat recorded in Volume 10682, Page 130 (O.R.B.C.);

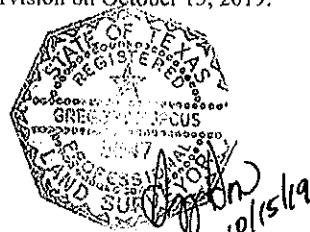
THENCE: along the common line of the called 51.87 acre Traditions Club tract and said Lot 1B, Block 1, in a clockwise direction along the arc of a curve, at 62.77 feet pass an angle point in said Lot 1B, Block 1 and the north corner of the called 324.83 acre Bryan Commerce and Development Inc. tract recorded in Volume 4023, Page 91 (O.R.B.C.), continuing along said arc for a total distance of 87.38 feet and having a central angle of 28° 26' 54", a radius of 175.98 feet, a tangent of 44.61 feet and a long chord bearing S 52° 12' 48" E at a distance of 86.48 feet to a found 1/2-inch iron rod marking the Point of Tangency;

THENCE: continue along the common lines of the called 51.87 acre Traditions Club tract, the called 324.83 acre Bryan Commerce and Development tract and the said 6.524 acre Common Area 1 tract for the following four (4) calls:

- 1) S 37° 59' 20" E (DEED CALL: S 37° 58' 42" E - 437.10') for a distance of 437.47 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
- 2) 137.91 feet in a clockwise direction along the arc of a curve having a central angle of 52° 41' 05", a radius of 149.98 feet, a tangent of 74.26 feet and a long chord bearing S 11° 38' 28" E at a distance of 133.11 feet to a found chiseled "X" in concrete marking the Point of Tangency,
- 3) S 14° 41' 57" W (DEED CALL: S 14° 42' 17" W - 275.08') for a distance of 275.05 feet to a found 1/2-inch iron rod marking an angle point, and
- 4) S 03° 36' 14" E (DEED CALL: S 03° 35' 54" E), at 643.29 feet, pass a found 1/2-inch iron rod marking the northwest corner of the said 6.524 acre Common Area 1 tract, continue for a total distance of 791.89 feet to the POINT OF BEGINNING and containing 8.176 acres of land, more or less.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on October 15, 2019.

See survey plat on Page 1 of 2
for additional information.



Brazos County
Karen McQueen
County Clerk

223614

Instrument Number: 1487444
Volume: 18307

ERecordings - Real Property

Recorded On: October 28, 2022 03:48 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$58.00

***** 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: 1487444

Receipt Number: 20221028000094

Recorded Date/Time: October 28, 2022 03:48 PM

User: Thao C

Station: CCLERK01

Record and Return To:

eRecording Partners



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