



Brazos County, Texas

**Tenth 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

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

THIS TENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 19<sup>th</sup> day of October, 2015, 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; (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 portion of the Additional Property to the Initial Property and adding such portion of the Additional Property to the Community, pursuant to Paragraph 2.02 of the Declaration, consisting of 14.29 acres of land in Brazos County, Texas as more particularly described by metes and bounds as set forth on Exhibit "A" attached hereto, such property being called herein the "Parc at Traditions Neighborhood"; and

**WHEREAS**, Bryan/Traditions, LP, a Texas limited partnership, is the owner and developer of the Parc at Traditions Neighborhood;

**WHEREAS**, Declarant further desires to amend the Declaration for the purpose of amending and restating Section 9.07 of the Declaration; and

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

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

1. **Definition of Initial Property and Addition of Property to the Community.** The Initial Property, as defined in the Declaration and further described on Exhibit "A" to the Declaration is amended so that the Parc at Traditions Neighborhood is included in the definition of Initial Property, and the Parc at Traditions Neighborhood is submitted to the Property and added to the Community.
2. **Benefitted Neighborhood.** Pursuant to Section 1.01(g) and Section 1.01(gg) of the Declaration the Parc at Traditions Neighborhood is hereby designated as a separate Benefitted Neighborhood within the Community. The Parc at Traditions Neighborhood will not be subject to a separate Neighborhood Declaration, and the Parc at Traditions Neighborhood will not be governed by a separate Neighborhood Association.
3. **Limited Common Areas.** Exclusive of the Lots in the Parc at Traditions Neighborhood, the real property including any improvements, amenities, roads, fixtures and facilities thereon which are located within the boundaries of the Parc at Traditions Neighborhood, are hereby expressly designated as Limited Common Areas of Parc at Traditions Neighborhood, and the access to and use thereof is limited to and for the primary, exclusive use and enjoyment in common by the Owners of the Lots in Parc at Traditions Neighborhood, and to the family, tenants, agents, guests or invitees of each such Owner.
4. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

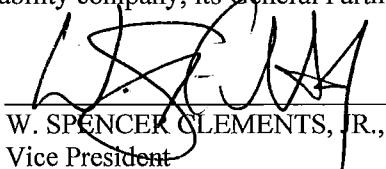
IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 15 day of October, 2015.

**DECLARANT:**

BRYAN/TRADITIONS, LP, a Texas limited partnership

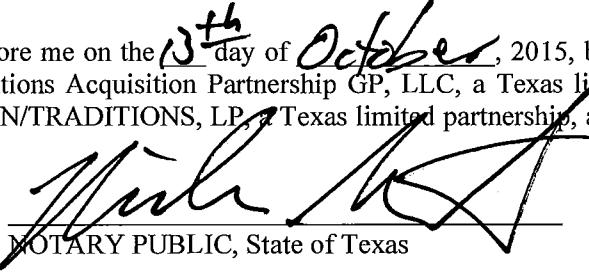
By: TRADITIONS ACQUISITION PARTNERSHIP GP, LLC, a Texas limited liability company, its General Partner

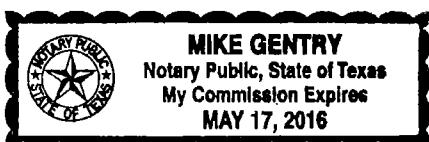
By:

  
W. SPENCER CLEMENTS, JR.,  
Vice President

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

This instrument was acknowledged before me on the 13<sup>th</sup> day of October, 2015, 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.

  
NOTARY PUBLIC, State of Texas



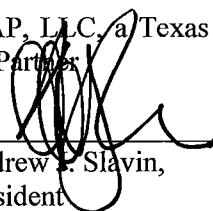
Consent of Owner

Pursuant to the Declaration, the undersigned Owner of the Property does hereby consent to and approve this Amendment.

PARC TRADITIONS, LP, a Texas limited partnership

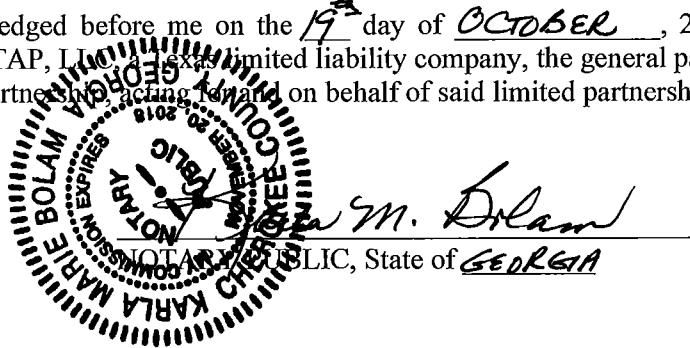
By: PARC ATAP, LLC, a Texas limited liability company,  
its General Partner

By:

  
Andrew J. Slavin,  
President

STATE OF GEORGIA §§  
COUNTY OF CHEROKEE §§

This instrument was acknowledged before me on the 19 day of OCTOBER, 2015, by Andrew J. Slavin, President of Parc ATAP, LLC, a Texas limited liability company, the general partner of Parc Traditions, LP, a Texas limited partnership, acting fiduciary on behalf of said limited partnership.



After Recording Return To:

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

**EXHIBIT "A"**

**METES AND BOUNDS DESCRIPTION  
OF A  
14.29 ACRE TRACT  
JOHN H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN H. JONES SURVEY, A-26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 12.487 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 7874, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF A CALLED 21.401 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 9462, PAGE 14 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 25.01 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 3989, PAGE 201 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY.,

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SOUTH TRADITIONS DRIVE (R.O.W. VARIES - 4787/167) MARKING THE EAST CORNER OF SAID 21.401 ACRE TRACT AND A NORTH CORNER OF THE REMAINDER OF A CALLED 198.0559 ACRE TRACT AS DESCRIBED BY A DEED TO THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM RECORDED IN VOLUME 7988, PAGE 209 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY;

THENCE: S 48° 08' 49" W ALONG THE COMMON LINE OF SAID 21.401 ACRE TRACT AND SAID REMAINDER OF 198.0559 ACRE TRACT FOR A DISTANCE OF 659.11 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 21.401 ACRE TRACT;

THENCE: N 47° 56' 05" W ALONG THE SOUTHWEST LINE OF SAID 21.401 ACRE TRACT FOR A DISTANCE OF 1218.65 FEET TO THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 480.00 FEET;

THENCE: THROUGH SAID 21.401 ACRE TRACT, SAID 12.487 ACRE TRACT AND SAID REMAINDER OF 25.01 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76° 47' 57" FOR AN ARC DISTANCE OF 643.39 FEET (CHORD BEARS: S 86° 20' 03" E - 596.30 FEET) TO THE END OF SAID CURVE;

N 55° 15' 58" E FOR A DISTANCE OF 40.68 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 480.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 15' 03" FOR AN ARC DISTANCE OF 253.43 FEET (CHORD BEARS: N 40° 08' 27" E - 250.50 FEET) TO THE END OF SAID CURVE;

N 25° 00' 55" E FOR A DISTANCE OF 68.68 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 150.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 01' 11" FOR AN ARC DISTANCE OF 44.56 FEET (CHORD BEARS: N 33° 31' 31" E - 44.39 FEET) TO THE END OF SAID CURVE;

N 42° 02' 06" E FOR A DISTANCE OF 11.45 FEET TO THE SOUTHWEST LINE OF SOUTH TRADITIONS DRIVE;

THENCE: ALONG THE COMMON LINE OF SOUTH TRADITIONS DRIVE AND SAID REMAINDER OF 25.01 ACRE TRACT FOR THE FOLLOWING CALLS:

N 86° 32' 01" E FOR A DISTANCE OF 12.97 FEET TO A 1/2 INCH IRON ROD FOUND;

S 47° 59' 17" E, AT 140.15 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER

OF SAID REMAINDER OF 25.01 ACRE TRACT AND SAID 21.401 ACRE TRACT, CONTINUE ON ALONG THE COMMON LINE OF SOUTH TRADITIONS DRIVE AND SAID 21.401 ACRE TRACT FOR A TOTAL DISTANCE OF 168.06 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 455.00 FEET;

THENCE: CONTINUING ALONG THE COMMON LINE OF SOUTH TRADITIONS DRIVE AND SAID REMAINDER OF 21.401 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $14^{\circ} 31' 10''$  FOR AN ARC DISTANCE OF 115.30 FEET (CHORD BEARS: S  $40^{\circ} 47' 10''$  E - 114.99 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S  $33^{\circ} 26' 50''$  E FOR A DISTANCE OF 269.76 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 2045.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $08^{\circ} 23' 48''$  FOR AN ARC DISTANCE OF 299.69 FEET (CHORD BEARS: S  $37^{\circ} 37' 43''$  E - 299.43 FEET) TO THE POINT OF BEGINNING CONTAINING 14.29 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

C:/WORK/MAB/14-952

Filed for Record in:  
BRAZOS COUNTY

On: Oct 26, 2015 at 04:29P

As a  
Recording

Document Number: 01247161

Amount 50.00

Receipt Number - 559381  
By,  
Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS  
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

as stamped hereon by me.

Oct 26, 2015

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY