



Brazos County, Texas

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

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Conditions, and Restrictions for The Traditions

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

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 12th day of July, 2006, by BRYAN/TRADITIONS L.P., 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 ("Declaration"); and

WHEREAS, the Declaration identifies and defines the Initial Property and the Additional Property; and

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

WHEREAS, Article II of the Declaration authorizes the Declarant to add all or a portion of the Additional Property to the Community; and

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

WHEREAS, since the recording of the Declaration all of the Initial Property, and a portion of the Additional Property, has been platted; and

WHEREAS, since the recording of the Declaration a portion of the Additional Property has been submitted to the Property and added to the Community; and

WHEREAS, the Declarant desires to amend the Declaration for the purpose of more accurately identifying the Initial Property that is in the Community and for the purpose of submitting a portion of the Additional Property to the Property and adding that Property to the Community.

NOW, THEREFORE, Declarant hereby amends the Declaration as set forth below and declares that the Initial Property and any Additional Property (collectively, the "Property") shall be held, transferred, sold, conveyed, leased, occupied and used in accordance with the Declaration as amended herein which is for the purpose of protecting the value and desirability of and which shall touch and concern and run with title to the Property, and which shall be binding on all parties having any right, title or interest in the Property or any portion thereof, and their respective heirs, successors, successors-in-title and assigns, and shall inure to the benefit of

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each owner thereof and where specifically provided herein, shall benefit such other parties or properties as Declarant shall now or hereafter determine.

1. **Definition of Initial Property and Adding Additional Property to the Community.** The Initial Property, as defined in the Declaration, and on Exhibit "A" attached to the Declaration is amended so that all real property described on Exhibit "A" attached to this Amendment is included in the definition of "Initial Property", and if not previously added to the Community, all real property described on Exhibit "A" attached hereto and incorporated herein for all purposes is submitted to the Property and added to the Community.
2. **Definition of Additional Property.** The Additional Property, as defined in the Declaration, and on Exhibit "B" attached to the Declaration is amended so that all real property, and only that real property described on Exhibit "B" attached to this Amendment is included in the "Additional Property."
3. **PD-M Zoning Plan.** The PD-M Zoning plan for The Traditions, according to the revisions dated 1/9/04 and filed with the City of Bryan, Texas, is attached hereto as Exhibit "C" for reference purposes only.
4. **Express Exclusions.** The following lots and parcels are expressly not included in the Property, the Community, the Initial Property or the Additional Property, it being the express intent of the Declarant that these lots and parcels not be subject to the Declaration:
 - a. All of The Traditions Subdivision Phase I, as recorded at Volume 5926, Page 12, in the Official Records of Brazos County, Texas, and also known as Parcels 26 and 33, the Learning Center.
 - b. All of The Traditions Subdivision Phase 2, as recorded at Volume 6555, Page 4, in the Official Records of Brazos County, Texas, and also known as Parcel 1A, the Villas or the Crape Myrtle Condominiums.
 - c. All of The Traditions Subdivision Phase Six, as recorded at Volume 6555, Page 46, in the Official Records of Brazos County, Texas, and also known as Parcel 2A, the Clubhouse.
5. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 12th day of July, 2006.

DECLARANT:

BRYAN/TRADITIONS L.P., a Texas Limited Partnership

By: ROSEMEL PROPERTIES, INC., a Texas Corporation, its general partner

By: John Jordan
Print Name: John JORDAN
Its: Vice President

STATE OF TEXAS)
COUNTY OF Brazos)

ACKNOWLEDGEMENT

Before me, a Notary Public, in and for the County and State aforesaid, personally appeared John Jordan, the Vice President of Rosemel Properties, Inc., a Texas Corporation, the General Partner of Bryan/Traditions L.P., a Texas Limited Partnership (the "Company"), who acknowledged the execution of the foregoing Declaration of Covenants, Conditions and Restrictions for The Traditions as such General Partner acting for and on behalf of said Company, and, who has been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 12th day of July, 2006.



My Commission Expires:

10/13/07

Martha Lynch
Signature
Martha Lynch
Printed Name
Residing in Brazos County

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EXHIBIT "A"**INITIAL PROPERTY**

All of the lots and Common Areas described in the Final Plats of subdivision for The Traditions Subdivision, Bryan, Brazos County, Texas, as said plats are more fully described below:

Phase ¹	Parcel ²	Name Reference	Acres	Plat Recording ³	Date Recorded
III	29C	Walnut Creek	16.581	5900/293	3/2/2004
IV	30	Elm Creek	12.665	5900/294	3/3/2004
V	31A & 31B	Hickory Ridge	39.232	5900/295	3/3/2004
VII	28	Willow Ridge	20.032	6181/282	7/20/2004
VIII	5	Persimmon Ridge	6.799	6382/285	11/12/2004
9	6	Idea House	1.762	6733/189	6/16/2005
10	29A	Chinquapin	9.193	6838/81	8/2/2005
11	29B	Pinyon Creek	18.803	6701/58	6/1/2005
14	9	Emory Oak	28.432 acres	7136/264	2/2/2006

¹ As shown on the applicable recorded plat of The Traditions Subdivision in Bryan, Brazos County, Texas.

² As shown on the PD-M Zoning plan for The Traditions, according to the revisions dated 1/9/04 filed with the City of Bryan, Texas, a copy of which is attached hereto as Exhibit "C".

³ Volume/Page reference to the plat records in the Official Records of Brazos County, Texas.

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EXHIBIT "B"

ADDITIONAL PROPERTY

Parcels 3, 3A, 3B, 4, 7, 7A, 7B, 8, 9A, 12, 17, 19, 23, 24, 25A, 25B, 27, 32, 32A, of the PD-M Zoning plan for The Traditions, according to the revisions dated 1/9/04 filed with the City of Bryan, Texas, a copy of which is attached hereto as an attachment to this Exhibit "B".

Exhibit "C"

Attached hereto for informational purposes only is a copy of the PD-M Zoning plan for The Traditions, according to the revisions dated 1/9/04 filed with the City of Bryan, Texas.

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