

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WOODS**

THE STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF KERR                   §

THAT WHEREAS, the undersigned is the homeowners' association for the subdivision known as The Woods (the "Subdivision"), located in Kerr County, Texas, the plats of which are recorded in Volume 4, Page 137 (Section One); Volume 4, Page 176 (Section Two); and Volume 5, Page 53 (Section Three), Plat Records of Kerr County, Texas, to which instruments and their record references are herein made for all purposes; and

WHEREAS, the original Subdivision restrictions are found in a Declaration of Covenants, Conditions and Restrictions dated September 14, 1978, recorded in Volume 213, Page 356, Deed Records of Kerr County, Texas (Section One); as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions dated August 29, 1980, recorded in Volume 240, Page 375, Deed Records of Kerr County, Texas (Section Two); as further supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions dated April 13, 1984, recorded in Volume 294, Page 611, Deed Records of Kerr County, Texas (Section Three); and as amended by the Certificate of Amendment dated December 21, 2005, recorded in Volume 1491, Page 67, Real Property Records of Kerr County, Texas, which shall be known, collectively, as the "Restrictions;"

WHEREAS, Article VII, Paragraph 15, of the Restrictions states that the restrictive covenants set forth in such Article may be amended at any time by the "record owners of legal title of sixty-six per cent (66%) of the Lots as shown by the Deed Records of Kerr County, Texas;" and

WHEREAS, the undersigned certifies that the requisite number of lot owners have agreed to adopt the following amendment to Article VII, Paragraph 1(b) of the Restrictions, as evidenced by the signatures attached hereto;

NOW, THEREFORE, it is hereby declared that Article VII, Section 1(b) shall be amended to add the following sentence:

Commercial and non-residential use shall include, but will not be limited to, rental of any Lot for a period of less than six months (i.e., short-term rentals).

All other provisions of the Restrictions shall remain in full force and effect.

EXECUTED this \_\_\_\_ day of May, 2023

THE WOODS SUBDIVISION OWNER'S  
ASSOCIATION

By: \_\_\_\_\_  
Roy Bartels, President

STATE OF TEXAS                   §  
  §  
COUNTY OF KERR                   §

This instrument was acknowledged before me this \_\_\_\_ day of May, 2023, by Roy Bartels, President of The Woods Subdivision Owners Association.

\_\_\_\_\_  
Notary Public, State of Texas

After recording return to:  
John W. Carlson, P.C.  
Attorney at Law  
717 Sidney Baker Street  
Kerrville, Texas 78028