

**First Amendment to the Declaration of Protective Covenants
And Residential Builders Guidelines
For
Villages at Twin Rivers**

WHEREAS in 2001, Bosque Riverchase, Ltd., a Texas Limited Partnership (hereinafter "Declarant") executed and acknowledged that certain Declaration of Protective Covenants for Villages at Twin Rivers, a subdivision (hereinafter "Original Declaration") which was subsequently filed in the Deed Records of McLennan County, Texas at MCC 2002003513; and

WHEREAS, Declarant desires to modify the Declaration pursuant to Article XIII, Section 2; and

WHEREAS, Declarant may unilaterally amend the Declaration pursuant to Article XIII, Section 2 as Declarant currently owns property in the properties listed in Exhibits "A" and "B" of the Declaration; and

WHEREAS, Declarant hereby unilaterally amends the Declaration to remove the restriction requiring air conditioning units to be screened as found in Section 17 on page 30 of the Declaration; and

WHEREAS, this removal of Section 17 will require an amendment to the Residential Builder Guidelines in Article V and Article VI; and

WHEREAS, this amendment shall be retroactive to the original Declaration date, and

WHEREAS, this amendment will not have a material adverse effect upon any right of any owner,

NOW, THEREFORE, undersigned do hereby submit this Amendment to the Declaration of Protective Covenants of the Villages at Twin Rivers as follows:

1. **Declaration of Protective Covenants:** The following modification is hereby made to the Declaration, retroactively effective to the date of original filing of the Covenants:
 - a. **Article XII, Use Restrictions, Item 17, Air Conditioner Units** shall be deleted in its entirety.

2. **Residential Builder Guidelines:** The following modifications are hereby made to the Residential Builder Guidelines in order to put them in harmony with this Amendment to the Declaration of Protective Covenants:
 - a. **RESOLVED that Article V, Lot Elements, subsection Screening** shall be amended to read as follows:

"Mechanical and electrical devices, garbage containers and other similar objects, with the exception of air conditioner compressor units, visible from a public street, golf course or common area, or located on the property boundaries, must be screened from view by either fences, walls, plantings, or a combination thereof.

Screening with plants is to be accomplished with initial installation, not assumed growth at maturity."

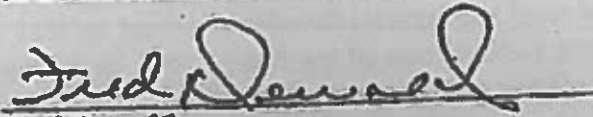
- b. RESOLVED that Article VI, Housing, subsection Mechanical Equipment shall be amended to read as follows:

"Power and meter boxes and pool equipment shall be completely screened from public view. Screening may consist of architectural or planting elements as approved by the NCC. This subsection shall not apply to air conditioning compressor units."

3. Conflict: Except as amended hereby, the Declaration and Residential Builders Guidelines shall remain in full force and effect. In the event of any conflict or inconsistency between the Declaration and this Amendment, this Amendment shall control.

IN WITNESS WHEREOF, the undersigned Declarant has caused to be signed as of the 23 day of August, 2006.

Bosque River Chase, Ltd.
A Texas Limited Partnership

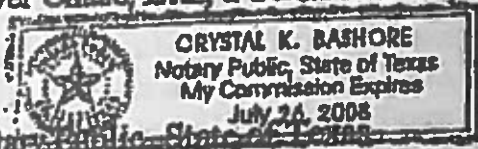


Fred Dewald
President and as Declarant
B.R. Chase, Inc., General Partner
Bosque River Chase, Ltd.

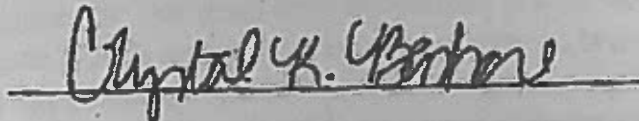
STATE OF TEXAS

COUNTY OF MCLENNAN

This instrument was acknowledged before me on August 23, 2006 by Fred Dewald, as declarant and as President, B.R. Chase, Inc., general partner, on behalf of Bosque River Chase, Ltd., a Texas limited partnership, for purposes expressed herein.



Notary Public, State of Texas



After Recording, Please return to:
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