

**FIRST AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF MUIR WOOD SUBDIVISION**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MUIR WOOD SUBDIVISION in Grimes County, Texas ("**Amendment**") is made this 10<sup>TH</sup> day of OCTOBER, 2023, by RED Family Development, LLC, a Texas limited liability company ("**Declarant**").

**WHEREAS**, Declarant recorded the Declaration of Covenants, Conditions and Restrictions of Muir Wood Subdivision, dated March 23, 2022, in the Official Records of Grimes County, Texas, at Clerk's File No. 325256 ("**Declaration**"); and

**WHEREAS**, pursuant to Section 9.03(A) of the Declaration, Declarant may amend the Declaration, acting alone, prior to the Transition Date, as defined therein; and

**WHEREAS**, the Transition Date has not yet occurred; and

**WHEREAS**, the Declarant desires to amend the Declaration to revise all relevant sections of the Declaration as reflected herein; and

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

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

1. Section 4.03 of the Declaration is hereby amended to read as follows:

"4.03 Outbuildings. Excluding the primary single-family dwelling, every additional building or structure built on any Lot, including but not limited to structures such as a storage building, greenhouse, garage, mother-in-law's suite or casita, shall be compatible with the primary single-family dwelling to which it is appurtenant in terms of its design and material composition. No building or structure may be constructed on any Lot without the prior written approval of the Architectural Committee. All such building designs shall be subject to approval by the Architectural Committee and must comply with the Subdivision setback requirements set forth in Section 4.07 below."

2. Except as amended herein, the Declaration remains in full force and effect.

**[Signature Pages Follow]**

IN WITNESS WHEREOF, Declarant has executed this Amendment this 10<sup>th</sup> day of OCTOBER 2023.

DECLARANT:

RED Family Development, LLC,  
a Texas limited liability company

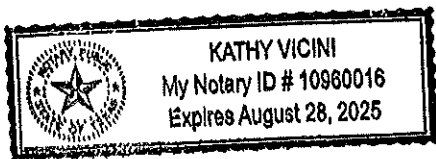
By: 


Randy French, Manager

STATE OF TEXAS

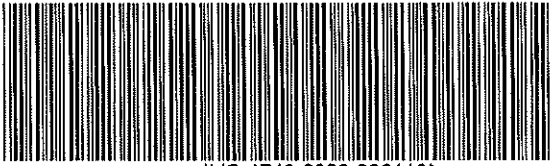
COUNTY OF BRAZOS

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2023, by Randy French, Manager of RED Family Development, LLC, a Texas limited liability company, on behalf of such entity, and in the capacity herein stated.



  
Notary Public, State of Texas

After Recording, Return To:  
West, Webb, Allbritton & Gentry, P.C.  
Attn. Bryan Hanna  
1515 Emerald Plaza  
College Station, Texas 77845



\*VG-1743-2023-336116\*

Grimes County  
Vanessa Burzynski  
Grimes County Clerk

Instrument Number: 336116

Real Property Recordings

Recorded On: October 19, 2023 10:05 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

\*\*\*\*\* 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: 336116  
Receipt Number: 20231019000008  
Recorded Date/Time: October 19, 2023 10:05 AM  
User: Barbara K  
Station: Clerk01

**Record and Return To:**

WEST, WEBB, ALBRITTON & GENTRY, P.C.  
1515 EMERALD PLAZA  
COLLEGE STATION TX 77845-1515



STATE OF TEXAS  
Grimes County

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 Records of Grimes County, Texas

Vanessa Burzynski  
Grimes County Clerk  
Grimes County, TX

*Vanessa Burzynski*