



AFTER RECORDING RETURN TO:

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Austin, Texas 78701  
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# HIGHLANDS AT MAYFIELD RANCH

## FIRST AMENDMENT TO DESIGN GUIDELINES

*Williamson County, Texas*

Cross reference to Highlands at Mayfield Ranch Design Guidelines, recorded as Document No. 2013078160, in the Official Public Records of Williamson County, Texas.

**HIGHLANDS AT MAYFIELD RANCH  
FIRST AMENDMENT TO DESIGN GUIDELINES**

This First Amendment to Design Guidelines for Highlands at Mayfield Ranch (“**Amendment**”) is made by the **HIGHLANDS AT MAYFIELD RANCH REVIEWER** and is as follows:

**RECITALS:**

**A.** Declarant, pursuant to *Section 6.04(b)* of that certain Highlands at Mayfield Ranch Master Covenant, recorded as Document No. 2013077987, in the Official Public Record of Williamson County, Texas (the “**Master Covenant**”), adopted the Highlands at Mayfield Ranch Design Guidelines, recorded as Document No. 2013078160, in the Official Public Records of Williamson County, Texas (collectively, the “**Design Guidelines**”).

**B.** Pursuant to *Section 6.04(b)* of the Master Covenant, the Highlands at Mayfield Ranch Reviewer has the power, from time to time, to amend, and modify the Design Guidelines.

**C.** The Highlands at Mayfield Ranch Reviewer consists of three (3) members appointed by Highlands at Mayfield Ranch, Ltd., a Texas limited partnership, acting as the “**Declarant**” under the Master Covenant

**D.** The Highlands at Mayfield Ranch Reviewer desires to amend and modify the Design Guidelines as set forth in this Amendment. Each member of the Highlands at Mayfield Ranch Reviewer has executed this Amendment for the purpose of evidencing their consent thereto.

**NOW THEREFORE**, the Highlands at Mayfield Ranch Reviewer hereby amends and modifies the Design Guidelines as follows:

**1. Replacement of Attachment 1.** Attachment 1 of the Design Guidelines titled ‘Highlands at Mayfield Ranch Final Plan Application’ is hereby deleted in its entirety and the Highlands at Mayfield Ranch Final Plan Application attached hereto as Attachment 1 is substituted in its place.

**2. Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Covenant or the Design Guidelines. Unless expressly modified by this Amendment, all other terms and provisions of the Design Guidelines remain in full force and effect as written, and are hereby ratified and confirmed.

**[SIGNATURES APPEAR ON FOLLOWING PAGE]**

EXECUTED TO BE EFFECTIVE on this 28 day of March, 2017.

HIGHLANDS AT MAYFIELD RANCH REVIEWER

By: [Signature]  
Printed Name: Blake Magee  
Title: Member

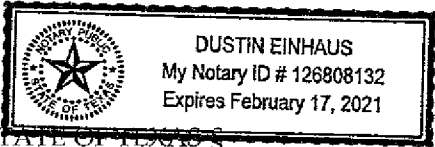
By: [Signature]  
Printed Name: Dustin Einhaus  
Title: Member

By: [Signature]  
Printed Name: Amy Frederick Payne  
Title: Member

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 28 day of March, 2017, by Blake Magee, Member of the Highlands at Mayfield Ranch Reviewer.

[seal]

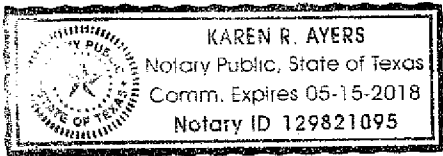


[Signature]  
Notary Public, State of Texas

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 28 day of March, 2017, by Dustin Einhaus, Member of the Highlands at Mayfield Ranch Reviewer.

[seal]

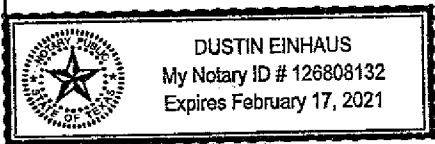


[Signature]  
Notary Public, State of Texas

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

Payne This instrument was acknowledged before me on the 28 day of March, 2017, by Amy ~~Frederick~~, Member of the Highlands at Mayfield Ranch Reviewer.

[seal]



[Signature]  
Notary Public, State of Texas

**ATTACHMENT 1**  
**HIGHLANDS AT MAYFIELD RANCH**  
**FINAL PLAN APPLICATION**

Deliver to: Highlands at Mayfield Ranch

Attr: Blair Magee  
1011 N. Lamar Blvd.  
Austin, Texas 78703  
Phone: (512) 481-0303  
Fax: (512) 481-0333

Date: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Phase: \_\_\_\_\_ Section: \_\_\_\_\_

Plan & Elevation #: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Baths: \_\_\_\_\_

Address: \_\_\_\_\_ House Width: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Lot Plan Attached: (Please Circle) Yes/No

1<sup>st</sup> Floor Masonry % \_\_\_\_\_ 2<sup>nd</sup> Floor Masonry % \_\_\_\_\_ Total % Stucco: \_\_\_\_\_

Chimney: (Please Circle) Yes/No \_\_\_\_\_ Masonry \_\_\_\_\_ Fibre Cement

Fencing Type: ( ) Good Neighbor Fencing ( ) Iron/Metal Fencing

**(Fencing could be a combination of two types of fences & Wood fencing facing a street must be stained)**

Brick & Stone Manufacturer and Color: \_\_\_\_\_

Roof Pitch: \_\_\_\_\_ Roof Color: Weathered Wood \_\_\_\_\_ Year dimensional shingle

Paint Color: \_\_\_\_\_

**Fill in the information if different from color above**

Trim Color: \_\_\_\_\_ Door Color: \_\_\_\_\_

Shutters Color: \_\_\_\_\_ Garage Color: \_\_\_\_\_

Living Square Footage of House: \_\_\_\_\_

Front Retaining Wall: (Please Circle) Yes/No Deck: Yes/No Patio: \_\_\_\_\_ square feet

Comments: \_\_\_\_\_

Builder Name: \_\_\_\_\_ Builder Contact Email: \_\_\_\_\_

By: \_\_\_\_\_ Approval Date: \_\_\_\_\_

**Blair Magee**

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2017030213**

Pages: 5 Fee: \$33.00  
04/05/2017 10:58 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas