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After Recording Return to:

Robert D. Burton, Esq.
Armbrust & Brown, L.L.P.
100 Congress Ave., Suite 1300
Austin, Texas 78701

AMEND 2008107141
6 PGS

STEINER RANCH MASTER ASSOCIATION, INC.

FIRST AMENDMENT TO DESIGN GUIDELINES/SUPPLEMENTAL CONDITIONS

[RIVER DANCE, PHASE 5]

Cross Reference to Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch, recorded as Volume 13008, Page 756, et. seq., in the Official Public Records of Travis County, Texas, as amended by that certain Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2000143255, in the Official Public Records of Travis County, Texas, that certain Second Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2002057508, in the Official Records of Travis County, Texas, that certain Third Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2004027474, in the Official Public Records of Travis County, Texas, that certain Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2004036580, in the Official Public Records of Travis County, Texas, that certain Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document 2004092278, in the Official Public Records of Travis County, Texas, that certain Sixth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005091740 in the Official Public Records of Travis County, Texas, that certain Seventh Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005163691 in the Official Public Records of Travis County, Texas, that certain Eighth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005231870 in the Official Public Records of Travis County, Texas, that certain Ninth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2006019332 in the Official Public Records of Travis County, Texas, that certain Tenth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2006244529 in the Official Public Records of Travis County, Texas, that certain Residential Design Guideline Manual, recorded as Document No. 2007042877, in the Official Public Records of Travis County, Texas, and that certain Design Guidelines/Supplemental Conditions – River Dance, Phase 5, attached as Exhibit B to that certain Steiner Ranch River Dance, Phase 5 Development Area Declaration, recorded as Document 2008090148, Official Public Records of Travis County, Texas.

TRAVIS COUNTY

FIRST AMENDMENT TO ARCHITECTURAL GUIDELINES/SUPPLEMENTAL CONDITIONS
[RIVER DANCE, PHASE 5]
STEINER RANCH MASTER ASSOCIATION, INC.

Pursuant to Article VI, Section 6.02(a) of that certain Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch, recorded as Volume 13008, Page 756, et. seq., in the Official Public Records of Travis County, Texas, as amended (collectively, the "Declaration"), the Master Architectural Committee has the authority to adopt procedural and substantive rules and guidelines which pertain to property encumbered by the Declaration. The Master Architectural Committee has adopted supplemental guidelines entitled "Design Guidelines/Supplemental Conditions" (the "Original Supplemental Guidelines"), which were attached and incorporated as Exhibit B in that certain Steiner Ranch River Dance, Phase 5 Development Area Declaration, recorded as Document 2008090148, Official Public Records of Travis County, Texas (the "Development Area Declaration").

Article VI, Section 6.02(c) of the Declaration permits the Master Architectural Committee to amend, modify and supplement the Original Supplemental Guidelines.

The Master Architectural Committee desires to amend and modify the Original Supplemental Guidelines applicable to Lots 1 through 50, Block R and Lots 1 through 39, Block S located in Steiner Ranch, River Dance, Phase 5, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 200600286, Official Public Records of Travis County, Texas ("River Dance, Phase 5 Lots"), and hereby amends and restates the Original Supplemental Guidelines in their entirety as set forth on Exhibit "A", attached hereto and incorporated herein by reference, (the "River Dance, Phase 5 Supplemental Guidelines"). In the event of any conflict between any provisions of the Residential Design Guideline Manual and the River Dance, Phase 5 Supplemental Guidelines, or any previously adopted supplemental guidelines affecting all or any portion of the River Dance, Phase 5 Lots, the terms and provisions of the River Dance, Phase 5 Supplemental Guidelines will control.

[SIGNATURE PAGE FOLLOWS]

Approved this 23rd day of June, 2008.

THE MASTER ARCHITECTURAL COMMITTEE OF THE STEINER RANCH MASTER ASSOCIATION, INC.

By: _____
Printed Name: ~~Trish Lee~~ BRETT TAYLOR
Title: MEMBER

By: _____
Printed Name: Robert Long
Title: MEMBER

By: _____
Printed Name: ~~Brett Taylor~~ TRISH LEE
Title: MEMBER

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 23rd day of June, 2008, by Trish Lee, Member of the Master Architectural Committee of the Steiner Ranch Master Association, Inc.

(SEAL) POLLY J. HAGERTY MY COMMISSION EXPIRES October 3, 2009

_____
Notary Public Signature

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 23rd day of June, 2008, by Robert Long, Member of the Master Architectural Committee of the Steiner Ranch Master Association, Inc.

(SEAL) POLLY J. HAGERTY MY COMMISSION EXPIRES October 3, 2009

_____
Notary Public Signature

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 23rd day of June, 2008, by Brett Taylor, Member of the Master Architectural Committee of the Steiner Ranch Master Association, Inc.

(SEAL) POLLY J. HAGERTY MY COMMISSION EXPIRES October 3, 2009

_____
Notary Public Signature

EXHIBIT "A"

STEINER RANCH
DESIGN GUIDELINES /SUPPLEMENTAL CONDITIONS

SantaLuz
River Dance Phase 5 (89 Lots)

June 19, 2008

STEINER RANCH
DESIGN GUIDELINES / SUPPLEMENTAL CONDITIONS

This information is supplemental to the **Steiner Ranch Residential Design Guidelines Manual that was adopted by the SRMA Architectural Committee on September 2, 1997 and revised on March 9, 2007. Please refer to that document for all general Architectural Guidelines.*

Santaluz: River Dance Phase 5

Lot/Block Description

River Dance Phase 5, Block R, Lots 1-50; Block S, Lots 1-39.

Building Area

- **2,800 square foot minimum to 4,800 square foot maximum** of habitable floor space (conditioned living area) measured to outside face of masonry. This excludes garages, gazebos, patios, basements, cabanas, decks, porches, etc.

Structure Setbacks

- **Front yard** setbacks shall be a minimum of 25 feet, or as shown on the subdivision plat.
- **Side yard** setbacks facing streets shall be 15 feet per plat.
- **Interior side yard** setbacks shall be a minimum of 5 feet on each side, with a combined total of at least 15'.
- **Rear yard** setbacks shall be a minimum of 30 feet.
- Setbacks are measured from property line or edge of pavement on joint-use driveways, and are inclusive of any easements shown on the plat or recorded by separate instrument.
- In no case shall structure, including overhangs, encroach into *easement* areas.

Site Work

- Prior to lot clearing, silt fence must be installed on downhill sides of the lot.
- Prior to lot clearing, construction fencing must be installed on all property lines abutting adjacent lots. Permanent required fencing must be installed prior to lot clearing on property lines abutting greenbelt or open space lots. In cases where no permanent fence is required, then orange construction fence must be installed prior to lot clearing on lots abutting greenbelt or open space lots.
- Builder construction access, parking, construction staging, materials/debris storage, or construction activity is prohibited on greenbelt lots, open space lots or any vacant residential lots.

Facade Design

- In addition to any street facing front or side elevations, the rear elevations on the following lots must be 100% masonry, exclusive of minimal non-masonry architectural treatment or detailing that may be approved by the Architectural Committee: **River Dance Phase 5, Block R, Lots 1-11, & Lots 49-50.** Also, the side (greenbelt facing) elevation on the following lots must be 100% masonry: **River Dance Phase 5, Block R, Lots 1, 7, 8, 17, & 50.**

Fencing and Walls

- Bronze wrought iron style fence will be required at the rear property line of the following lots: **River Dance Phase 5, Block R, Lots 1-13, 15, 16, & 49-50;** and street or greenbelt sides of the following lots: **River Dance Phase 5, Block R, Lots 1, 7, 8, 16, 17 & 50.** Standard wood picket fencing is optional at all other side and rear property lines, as defined in the Residential Design Guidelines Manual, unless otherwise approved by the Architectural Committee. The option remains to replace the rear property wood picket fence with 5' or 6' tall wrought iron style fence, if the rear property line is adjacent to a greenbelt area, with no further approval.
- No private access gates from single family lots are allowed to any of the greenbelt or common area lots.

Landscape Design

- In addition to the standard landscaping requirements, the following lots will require two additional 4" caliper or three additional 3" caliper canopy trees, as specified in the approved plant list of the Design Guidelines Manual, in the rear yard: **River Dance Phase 5, Block R, Lots 1-11, & Lots 49-50.**
- Also, the greenbelt or street facing side yard on the following lots will require two additional 4" caliper or three additional 3" caliper canopy trees, as specified in the approved plant list of the Design Guidelines Manual: **River Dance Phase 5, Block R, Lots 1, 17, & 50.**
- Credit at a ratio of 2:1 will be given for existing hardwood trees that remain on the lot as follows: If four (4) existing canopy trees, as defined in the Design Guidelines Manual, of 6" caliper or more are in the specified yard (front, side, or rear), the two (2) new 4" canopy trees required for that yard will not be required. If two (2) existing canopy trees, as defined in the Design Guidelines Manual, of 6" caliper or more are in the specified yard (front, side, or rear), one of the two (2) new 4" canopy trees required for that yard will not be required.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2008 Jun 25 03:04 PM 2008107141

BENAVIDESV $36.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS