

**ARCHITECTURAL GUIDELINES
THE TRADITIONS HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, The Traditions Homeowners Association, Inc. ("Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions and Restrictions for The Traditions as recorded in Volume 5901, Page 1 of the Official Records of Brazos County, Texas on March 3, 2004, as amended ("Declaration"); and

WHEREAS, Article X of the Declaration provides that the Architectural Review Board ("ARB") is empowered to establish Architectural Guidelines applicable to the Community; and

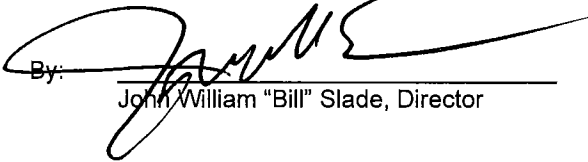
WHEREAS, the ARB has established and approved an amendment to the Architectural Guidelines as attached hereto as Exhibit A; and

WHEREAS, the Board desires to approve such amendment to the Architectural Guidelines attached hereto as Exhibit A; and

WHEREAS, all undefined terms used herein shall have the meaning ascribed to such term in the Declaration.

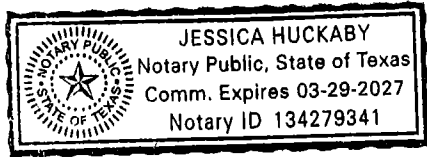
NOW, THEREFORE, the Board, in accordance with Article X of the Declaration, hereby approves the amendment to the Architectural Guidelines attached hereto as Exhibit A, this 5 day of March 2026.

The Traditions Homeowners Association, Inc.

By: 
John William "Bill" Slade, Director

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 5 day of March, 2026, by John William "Bill" Slade, Director of The Traditions Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation, and in the capacity herein stated.



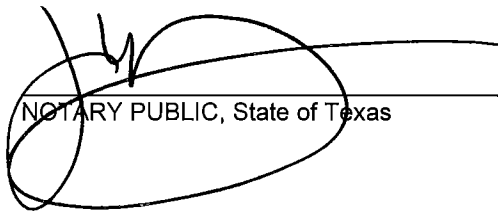

NOTARY PUBLIC, State of Texas

EXHIBIT A

AMENDMENT TO THE ARCHITECTURAL GUIDELINES

[attached]

Second Amendment to Architectural Guidelines

The Architectural Guidelines for Single Family Residences for The Traditions, recorded at Instrument No. 1383498 of the Official Records of Brazos County, Texas ("Guidelines") are hereby amended as follows:

Section III.B of the Guidelines is hereby amended and replaced by the exhibit attached hereto as Exhibit 1.

[Exhibit Page Follows]

EXHIBIT 1

Section III.B of the Guidelines

[attached]

1. **ESTATES** - Hickory | Sycamore | Emory | Mahogany Estates P.40A | Stephans Crossing P.41
 - 3,000 SF minimum (heated & cooled) on main 1st floor.
 - 35' front setback
 - 35' rear setback (non-golf frontage) | 60' rear setback (golf frontage)
 - Stephan's Crossing P.41 is set at 25'. Golf frontage will remain at 60'.
 - 15' side yard setback
2. **FULL SIZE** - Willow | Elm | Pinyon | Palmetto | Mahogany P.26
 - 2,500 SF minimum (heated & cooled) on main 1st floor.
 - 35' front setback
 - 35' rear setback (non-golf frontage) | 60' rear setback (golf frontage)
 - 10' side yard setback
3. **MID SIZE (A)** - Balsam Ct. | Blue Belle | Boxelder
 - 2,000 SF minimum (heated & cooled) on main 1st floor.
 - 25' front setback
 - 7.5' rear setback (non-golf frontage) | 50' rear setback (golf frontage)
 - 8' side yard setback
4. **MID SIZE (B)** - Blue Belle Dr | River Birch
 - 2,200 SF minimum (heated & cooled) on main 1st floor.
 - 25' front setback
 - 25' rear setback (non-golf frontage)
 - 10' side yard setback (Blue Bell Dr.) | 8' side yard setback (River Birch)
5. **MID SIZE (C)** - Palo Verde
 - 2,200 SF minimum (heated & cooled) on main 1st floor.
 - 25' front setback
 - 15' rear setback
 - 8' side yard setback
6. **VILLA 1** - Walnut Creek
 - 2,000 SF minimum (heated & cooled) on main 1st floor.
 - 35' front setback
 - 35' rear setback (non-golf frontage) | 50' rear setback (golf frontage)
 - 8' side yard setback
7. **VILLA 2** – Persimmon
 - 2,000 SF minimum (heated & cooled) on main 1st floor.
 - 25' front setback
 - 25' rear setback (non-golf frontage) | 25' rear setback (golf frontage)
 - 8' side yard setback
8. **ZERO LOT LINE (A)** - Chinquapin
 - 2,000 SF minimum (heated & cooled) on main 1st floor.
 - 35' front setback

- 35' rear setback (non-golf frontage) | 35' rear setback (golf frontage)
- 10' side yard setback

9. **ZERO LOT LINE (B)** - Laurel Trace | Diamond Leaf

- 1,800 SF minimum (heated & cooled) on main 1st floor.
- 25' front setback
- 35' rear setback (non-golf frontage) | 40' rear setback (golf frontage)
- 10' side yard setback

10. **ZERO LOT LINE (B)** - Laurel Trace | Diamond Leaf

- 1,800 SF minimum (heated & cooled) on main 1st floor.
- 25' front setback
- 35' rear setback (non-golf frontage) | 40' rear setback (golf frontage)
- 10' side yard setback

11. **CENTURY OAK (Phase 20)** - Boxelder | Silverbell | Century Oak | Balsam

a) Silverbell (*refer to specific setbacks on the plat*)

- 2,250 SF minimum (heated & cooled) on main 1st floor.
- Setbacks: 25' front | 35' rear | 8' side yard
 - Open or aluminum fencing is permitted on the rear property line, along the Villa Maria buffer; however, wood fencing is not.

b) Boxelder (*refer to specific setbacks on the plat*)

- Block 1 Lots 19 and 20 – refer to Boxelder Midsize (A)
- Block 6 Lots 1 and 2
 - 2,000 SF minimum (heated & cooled) on main 1st floor.
 - Setbacks: 25' front | 35' rear | 8' side yard

c) Century Oak (*refer to specific setbacks on the plat*)

- 2,750 SF minimum (heated & cooled) on main 1st floor.
- Setbacks: 30' front | 50' rear | 10' side yard

d) Balsam (*refer to specific setbacks on the plat*)

- Block 2 Lot 35 – refer to Boxelder Midsize (A)
- Block 4 Lots 1, 2, 3
 - 2,750 SF minimum (heated & cooled) on main 1st floor.
 - Setbacks: 25' front | 50' rear | 10' side yard (15' corner)
- Block 3 Lots 9, 10, 11
 - 2,750 SF minimum (heated & cooled) on main 1st floor.
 - Setbacks: 25' front | 35' rear | 10' side yard
- Block 8 Lots 1-15
 - 2,750 SF minimum (heated & cooled) on main 1st floor.
 - Setbacks: 25' front | 30' rear | 10' side yard

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1580215
Volume : 20409
ERecordings - Real Property

Recorded On: March 06, 2026 03:45 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$49.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

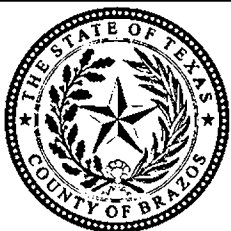
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1580215
Receipt Number: 20260306000141
Recorded Date/Time: March 06, 2026 03:45 PM
User: Thao C
Station: CCLERK01

Record and Return To:

Simplifile
5072 NORTH 300 WEST
PROVO UT 84604



STATE OF TEXAS
COUNTY OF BRAZOS

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 Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX