

Brazos County, Texas

**Twelfth Amendment
To
Declaration of Covenants, Conditions, and Restrictions
For The Traditions**

AFTER RECORDING, RETURN TO:

West, Webb, Allbritton & Gentry, P.C.
Attn: Michael H. Gentry
1515 Emerald Plaza
College Station, Texas 77845

Traditions CCR 12th Amendment

**TWELFTH AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE TRADITIONS**

THIS TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this ____ day of _____, 2016, by BRYAN/TRADITIONS, LP, a Texas limited partnership ("Declarant").

WITNESSETH:

WHEREAS, Declarant recorded a Declaration of Covenants, Conditions, and Restrictions For The Traditions on March 3, 2004, in the Official Records of Brazos County, Texas, at Volume 5901, Page 1; and on July 12, 2006, Declarant recorded a First Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions, in the Official Records of Brazos County, Texas, at Volume 7444, Page 49 ("First Amendment"); and on May 12, 2008, Declarant recorded a Second Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Second Amendment"), in the Official Records of Brazos County, Texas, at Volume 8586, Page 52; and on May 3, 2012, Declarant recorded a Third Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions, in the Official Records of Brazos County, Texas, at Volume 10681, Page 73 and then on October 23, 2012, a restated Third Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Third Amendment"), in the Official Records of Brazos County, Texas, at Volume 10973, Page 109; on February 5, 2013, Declarant recorded a Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Fourth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11151, Page 39; on April 29, 2013, Declarant recorded a Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Fifth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11312, Page 280, as corrected by Correction Affidavit dated June 3, 2013 and recorded at Volume 11382, Page 180 in the Official Records of Brazos County, Texas; on August 29, 2013, Declarant recorded a Sixth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Sixth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11601, Page 219; on February 27, 2015, Declarant recorded a Seventh Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Seventh Amendment"), in the Official Records of Brazos County, Texas, at Volume 12547, Page 281; and on March 24, 2015, Declarant recorded an Eighth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions in the Official Records of Brazos County, Texas, at Volume 12600, Page 290, as corrected by Correction Eighth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions recorded in the Official Records of Brazos County, Texas at Volume 12642, Page 20 ("Eighth Amendment"); on April 29, 2015, Declarant recorded a Ninth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Ninth Amendment"), in the Official Records of Brazos County, Texas, at Volume 12651, Page 252; on October 13, 2015, Declarant recorded a Tenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Tenth Amendment"), in the Official Records of Brazos County, Texas, at Volume 13013, Page 130; on February 10, 2016, Declarant recorded a Eleventh Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Eleventh Amendment"), in the Official Records of Brazos County, Texas, at Volume 13175, Page 293 (collectively, as amended now or in the future, the "Declaration"), such Declaration further identified in Management Certificate of the Traditions Homeowners Association, Inc., in the Official Records of Brazos County, Texas, at Volume 9318, Page 101 and at Volume 11382, Page 180;

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

WHEREAS, the Declaration identifies and defines the Initial Property and the Additional Property;

WHEREAS, Declarant is the owner of certain real property, including the following (collectively referred to herein as the "Omitted Property"):

Lot One (1), Block One (1), The Traditions Subdivision Phase 23, City of Bryan, according to the plat thereof recorded in Volume 11293, Page 184, Official Records, Brazos County, Texas.

WHEREAS, the Omitted Property is defined as Additional Property under the terms of the Declaration;

WHEREAS, Section 2.02(a) of the Declaration authorizes the Declarant to amend the Declaration for the purposes of terminating the option to submit the Additional Property, or any portion thereof, to the Property; and

WHEREAS, Declarant desires to amend the Declaration for the purpose of terminating the option to add the Omitted Property to the Property.

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

1. **Definition of Additional Property.** The Additional Property, as defined in the Declaration, and on Exhibit "B" to the Declaration is amended so that the Omitted Property is removed from such definition.
2. **Release of Option.** The Declarant hereby terminates the option to submit the Omitted Property to the Property such that the Omitted Property shall not be subject to the option described in Section 2.02 of the Declaration.
3. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 26 day of July, 2016.

DECLARANT:

BRYAN/TRADITIONS, LP, a Texas limited partnership

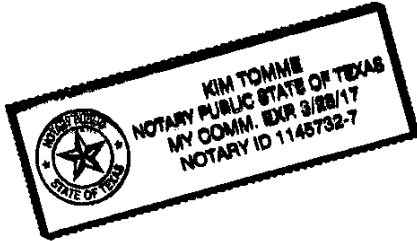
By: TRADITIONS ACQUISITION PARTNERSHIP GP, LLC, a Texas limited liability company, its General Partner

By: [Signature]
W. SPENCER CLEMENTS, JR.,
Vice President

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 26 day of July, 2016, by W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the general partner of BRYAN/TRADITIONS, LP, a Texas limited partnership, acting for and on behalf of said limited partnership.

[Signature]
NOTARY PUBLIC, State of Texas



After Recording Return To:


West, Webb, Allbritton & Gentry, P.C.
Attn: Michael H. Gentry
1515 Emerald Plaza
College Station, Texas 77845

Consent of Owner

Pursuant to Section 2.02 of the Declaration, Declarant does hereby consent to and approve the termination of the option to add the Omitted Property to the Property.


BRYAN/TRADITIONS, LP, a Texas limited partnership

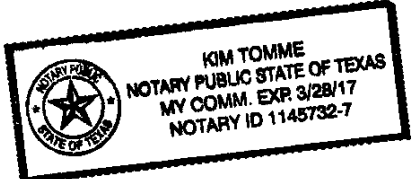
By: TRADITIONS ACQUISITION PARTNERSHIP GP, LLC, a Texas limited liability company, its General Partner

By: 
W. SPENCER CLEMENTS, JR.,
Vice President

STATE OF TEXAS §
 §
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NOTARY PUBLIC, State of Texas



Filed for Record in:
BRAZOS COUNTY
On: Jul 29, 2016 at 02:54p
As a
NO LABEL RECORDING
Document Number: 01271594
Amount 42.00
Receipt Number - 580791
By,
Patsy Montalvano
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:
BRAZOS COUNTY
as stamped hereon by me.
Jul 29, 2016
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY