

VG-267-2018-1331064

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1331064

Volume : 14707

Real Property Recordings

Recorded On: June 04, 2018 02:43 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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.

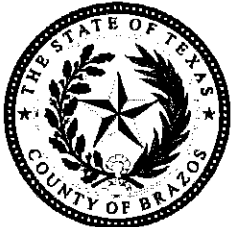
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Receipt Number: 20180604000125
Recorded Date/Time: June 04, 2018 02:43 PM
User: Cathy B
Station: CCLERK03

Record and Return To:

University Title Company

TX



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

UTitle No. 172260/K



COPY

Brazos County, Texas

**Fourteenth 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

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

THIS FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 17th day of May, 2018, by BRYAN/TRADITIONS, LP, a Texas limited partnership ("Declarant"). *(effective date)*

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; on July 26, 2016, Declarant recorded a Twelfth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Twelfth Amendment"), in the Official Records of Brazos County, Texas, at Volume 13508, Page 255; on July 3, 2017, Declarant recorded a Thirteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Thirteenth Amendment") , in the Official Records of Brazos County, Texas, at Volume 14120, Page 153 (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

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

WHEREAS, the Declarant has determined that the real property as described on **Exhibit "A"** attached hereto (the "Omitted Property") shall be excluded from the Additional Property; and

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

WHEREAS, Bryan Commerce and Development, Incorporated, a Texas local government corporation, is the owner of the Omitted Property; and

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; 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. **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.

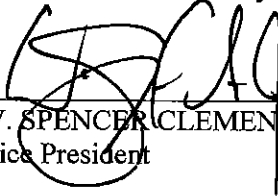
[Signature Page Follows]

IN WITNESS WHEREOF, the duly authorized officer of the undersigned Declarant has executed this Declaration under seal, this 9th day of April, 2018.

DECLARANT:

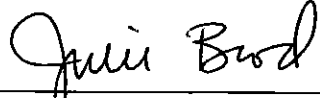
BRYAN/TRADITIONS, LP, a Texas limited partnership

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

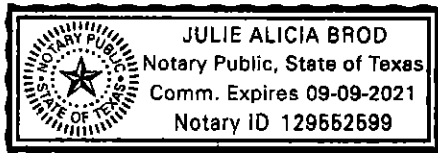
By: 
W. SPENCER CLEMENTS, JR.,
Vice President

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 9th day of April, 2018, 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.



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, BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED, a Texas local government corporation, does hereby consent to and approve the termination of the option to add the Omitted Property to the Property.

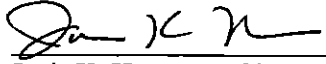
BRYAN COMMERCE AND DEVELOPMENT,
INCORPORATED a Texas local government corporation

By: 
Andrew Nelson, President

ATTEST:


for Mary Lynne Stratta, Secretary

APPROVED AS TO FORM:


Janis K. Hampton, City Attorney

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 17th day of May, 2018, by Andrew Nelson, President of BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED, a Texas local government corporation, acting for and on behalf of said corporation.


NOTARY PUBLIC, State of Texas

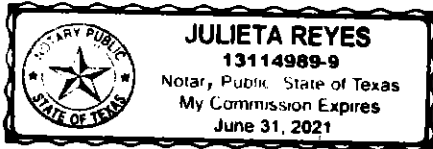


EXHIBIT "A"

(Omitted Property)

All that certain lot, tract or parcel of land being 1.412 acres situated in the J. H. JONES SURVEY, Abstract No. 26, Brazos County, Texas and being a part of that certain Called 417.85 acre tract as described in deed from the Cashion Family Limited Partnership et al to Bryan Commerce and Development, Inc. of record in Volume 4023, Page 91, Official Records of Brazos County, Texas, said 1.412 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap set in the north right-of-way line of HSC Parkway as described in Volume 9514, Page 101 for the most southerly corner, said point being located in the southwest line of said Called 417.85 acre tract, said point also being located in the northeast line of the Called 56.217 acre tract as described in Volume 7878, Page 273;

THENCE N 47 ° 19 ' 28 " W, along the southwest line of said Called 417.85 acre tract and the northeast line of said Called 56.217 acre tract a distance of 938.67 feet to a 1/2" Iron Rod with Cap set for the most westerly corner, said point located in the southeast line of the Board of Regents of the Texas A & M University System Called 198.0559 acre tract as described in Volume 7988, Page 209;

THENCE N 41 ° 44 ' 03 " E, along the southeast line of said Called 198.0559 acre tract a distance of 64.01 feet to a 1/2" Iron Rod with Cap found for the most northerly corner, said point being the most westerly corner of the College Station Investors, LLC Called 21.401 acre Ground Lease as described in Volume 13096, Page 153;

THENCE S 47 ° 19 ' 28 " E, along the southwest line of said Called 21.401 acre tract a distance of 981.81 feet to a 1/2" Iron Rod with Cap found in the north right-of-way line of said HSC Parkway for the most easterly corner, said corner being the most southerly corner of said Called 21.401 acre tract;

THENCE along the northerly right-of-way line of said HSC Parkway around a curve in a clockwise direction having a delta angle of 5 ° 57 ' 14 ", an arc distance of 76.64 feet, a radius of 737.50 feet, and a chord of S 76 ° 00 ' 31 " W, a distance of 76.60 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 1.412 ACRES OF LAND MORE OR LESS.