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Brazos County, Texas

**Sixth 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

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

THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 29 day of August, 2013, 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; and 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 (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;

**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 desires to amend the Declaration for the purpose of submitting new tracts of land to the Property and adding that Property to the Community, pursuant to Paragraph 2.02 of the Declaration, such new tracts consisting of (i) 0.295 acres in Brazos County, Texas as more particularly described by metes and bounds as set forth on Exhibit "A" attached hereto; and (ii) 0.496 acres in Brazos County, Texas as more particularly described by metes and bounds as set forth on Exhibit "B" attached hereto, such new tracts being called herein the "Added Property";

**WHEREAS**, Traditions Destinations, LP, a Texas limited partnership, is the owner and developer of the Added Property;

**WHEREAS**, Article XIII of the Declaration authorizes the Declarant to amend the Declaration for the purposes herein described; and

WHEREAS, Declarant desires to amend the Declaration for the purpose of submitting new tracts of land to the Property and adding that Added Property to the Community, pursuant to Paragraph 2.02 of the Declaration.

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

1. **Definition of Initial Property and Addition of Property to the Community.** The Initial Property, as defined in the Declaration, and on Exhibit "A" to the Declaration is amended so that the Added Property is included in the definition of "Initial Property", and if not previously added to the Community, the Added Property is submitted to the Property and added to the Community.
2. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

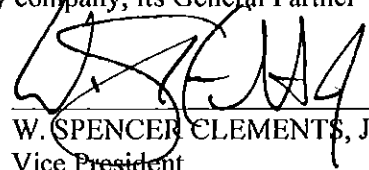
IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 29 day of August, 2013.

**DECLARANT:**

BRYAN/TRADITIONS, LP, a Texas limited partnership

By: TRADITIONS ACQUISITION PARTNERSHIP, L.P., a Texas limited partnership, its General Partner

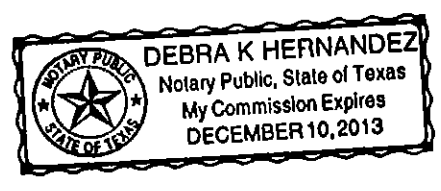
By: TRADITIONS ACQUISITION PARTNERSHIP GP, LLC, a Texas limited liability company, its General Partner

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

STATE OF TEXAS §  
  §  
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 29 day of August, 2013, by W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the general partner of TRADITIONS ACQUISITION PARTNERSHIP, L.P., a Texas limited partnership, the general partners of BRYAN/TRADITIONS, LP, a Texas limited partnership, acting for and on behalf of said limited partnership.

  
NOTARY PUBLIC, State of Texas



Consent of Owner

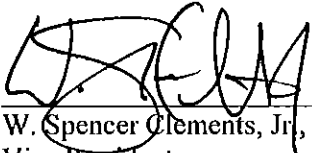
Traditions Destinations, LP, a Texas limited partnership, does hereby consent to and approve the submission of the real property described herein to the Declaration and Plan and Development as described in the Declaration.

TRADITIONS DESTINATIONS, LP,  
a Texas limited partnership

By: TRADITIONS DESTINATIONS GP, LLC,  
a Texas limited partnership,  
its General Partner

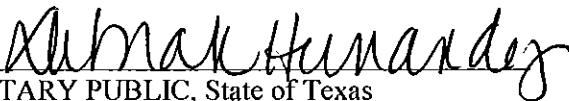
By: TRADITIONS ACQUISITION  
PARTNERSHIP, L.P., a Texas limited  
partnership, its Managing Member

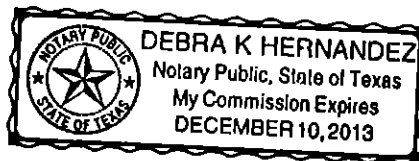
By: TRADITIONS ACQUISITION  
PARTNERSHIP GP, LLC, a Texas  
limited liability company, its General  
Partner

By:   
W. Spencer Clements, Jr.,  
Vice President

STATE OF TEXAS §  
§  
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 29 day of August, 2013, by W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the general partner of Traditions Acquisition Partnership, L.P., a Texas limited partnership, the managing member of Traditions Destinations GP, LLC, a Texas limited liability company, the general partner of TRADITIONS DESTINATIONS, LP, a Texas limited partnership, on behalf of said partnership.

  
NOTARY PUBLIC, State of Texas



**EXHIBIT "A"**

**METES AND BOUNDS DESCRIPTION  
OF A  
0.295 ACRE TRACT  
PORTION OF LOT 3B, BLOCK 1  
THE TRADITIONS SUBDIVISION, PHASE 16  
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 3B, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 11123, PAGE 45 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF AN EXISTING 40.00 FOOT WIDE PUBLIC UTILITY EASEMENT MARKING THE MOST WESTERLY CORNER OF LOT 3A, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, AND AN INTERIOR CORNER OF SAID LOT 3B;

**THENCE:** S 56° 23' 22" E ALONG THE COMMON LINE OF SAID LOT 3B AND LOT 3A FOR A DISTANCE OF 112.85 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

**THENCE:** CONTINUING ALONG THE COMMON LINE OF SAID LOT 3B AND LOT 3A AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 59' 50" FOR AN ARC DISTANCE OF 151.84 FEET (CHORD BEARS: S 09° 53' 17" E - 137.67 FEET) TO THE END OF SAID CURVE;

**THENCE:** THROUGH SAID LOT 3B FOR THE FOLLOWING CALLS:

N 53° 23' 12" W FOR A DISTANCE OF 75.99 FEET;

N 58° 33' 13" W FOR A DISTANCE OF 128.01 FEET TO THE SOUTHEAST LINE OF SAID EXISTING 40.00 FOOT WIDE PUBLIC UTILITY EASEMENT;

N 31° 26' 47" E ALONG THE SOUTHEAST LINE OF SAID EASEMENT FOR A DISTANCE OF 100.79 FEET TO THE POINT OF BEGINNING CONTAINING 0.295 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

**EXHIBIT "B"**

**METES AND BOUNDS DESCRIPTION  
OF A  
0.496 ACRE TRACT  
PORTION OF LOT 3B, BLOCK 1  
THE TRADITIONS SUBDIVISION, PHASE 16  
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 3B, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 11123, PAGE 45 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH IRON ROD FOUND ON THE EASTERLY LINE OF SAID LOT 3B MARKING THE SOUTHWEST CORNER OF LOT 3A, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, AND THE NORTHWEST CORNER OF THE PLATTED RIGHT-OF-WAY OF HEISMAN CIRCLE (70' R.O.W.);

THENCE: ALONG THE COMMON LINE OF SAID LOT 3B AND LOT 3A FOR THE FOLLOWING CALLS:

N 00° 52' 25" E FOR A DISTANCE OF 108.64 FEET TO A ½ INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

N 05° 51' 28" W FOR A DISTANCE OF 98.20 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID LOT 3B FOR THE FOLLOWING CALLS:

N 41° 17' 34" W FOR A DISTANCE OF 139.68 FEET;

N 44° 57' 59" E FOR A DISTANCE OF 85.65 FEET;

N 45° 02' 01" W FOR A DISTANCE OF 20.00 FEET;

S 44° 57' 59" W FOR A DISTANCE OF 87.01 FEET;

N 56° 36' 53" W FOR A DISTANCE OF 198.51 FEET;

N 53° 23' 12" W FOR A DISTANCE OF 15.22 FEET TO THE SOUTHERLY LINE OF SAID LOT 3A MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3B AND LOT 3A FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 53' 44" FOR AN ARC DISTANCE OF 162.13 FEET (CHORD BEARS: N 80° 09' 56" E - 144.95 FEET) TO THE END OF SAID CURVE;

S 56° 17' 42" E FOR A DISTANCE OF 149.22 FEET TO AN ANGLE POINT IN SAID LINE;

S 05° 51' 28" E FOR A DISTANCE OF 179.33 FEET TO THE POINT OF BEGINNING CONTAINING 0.496 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502