

**SECOND AMENDMENT OF THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR THE PRESERVE AT HIDDEN TRAILS**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF MADISON

§

§

This SECOND AMENDMENT OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("Amendment") is made on the date hereinafter set forth by DKRS HIDDEN TRAILS, LLC ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of that certain tract of land located in Madison County, Texas, containing 384.70 acres, more or less, being more fully described by that certain plat recorded in Volume 1, Page 41, Map and Plat Records, Madison County, Texas ("Property");

WHEREAS, the Property is subject to that certain Declaration of Covenants, Conditions, and Restrictions for The Preserve at Hidden Trails recorded in DOC 116070, BK OR, VOL 1828, PAGES 57-75, Real Property Records, Madison County, Texas ("Declaration"); and

WHEREAS, it is the desire of the Developer to amend the Declaration in the following respects.

NOW, THEREFORE, the Declaration is hereby amended as follows:

Article IV The Preserve at Hidden Trails Wildlife and Maintenance Association, Number 2 Duties of the Preserve at Hidden Trails Wildlife and Maintenance Association, Subsection c is deleted in its entirety and replaced with the following:

c. Grazing Lease and 1-D-1 Agricultural Exemption Status. The original plan for The Preserve at Hidden Trails was to convert the 1-D-1 Ag Status of the property to a Wildlife Exemption. The Madison County Appraisal District is changing their Wildlife policies, which would go into effect for the 2022 tax year. These changes will result in a majority of properties within The Preserve at Hidden Trails being unable to maintain qualification for Wildlife Valuation.

To best maintain the Ag Value of all of the properties at The Preserve at Hidden Trails, the Madison County Appraisal District has approved a 1-D-1 Agricultural Status to remain in effect. The current Ag Status may be maintained for all properties provided they are used for agricultural purposes and file an application for 1-D-1 Ag usage. The Developer has entered into a grazing lease and all property owners will have an option to do the same.

This grazing lease must be signed by the owner of the property, therefore after closing you will have an opportunity to sign this grazing lease. This would allow cattle to roam your

property and in exchange, your property would remain in an Ag Status. You may opt out of this lease at any time. If you opt out, it would be your responsibility to "fence out" any livestock. If you opt out and want to maintain your Ag status, you would be responsible to contact the Madison County Appraisal District and meet all their requirements to remain in an Ag status.

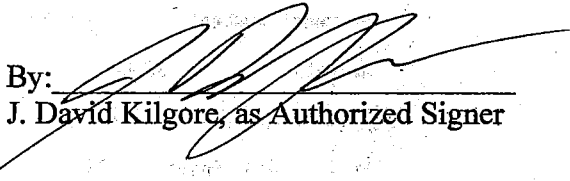
When building, you may designate one (1) acre as a building site. This building site would be taxed at the normal tax rate along with any structure you build and you may fence this acre. The one (1) acre building site is subject to rollback tax. The remainder of your property would remain in the Ag status as long as the property meets the Madison CAD Ag requirements.

Each owner will be required to file a 1-D-1 Ag application by April 30th of the tax year following closing on your property. It is recommended to provide a copy of your grazing lease when filing this application. Failure to file this application or to maintain your Ag status would result in losing your Ag status and possibly trigger rollback taxes.

Except as expressly amended by this Amendment, all provisions, covenants, conditions, restrictions, easements, liens, and charges of the Declarations shall remain in full force and effect.

EXECUTED this 2 day of December, 2021, but effective for all purposes as of the date of the Declaration.

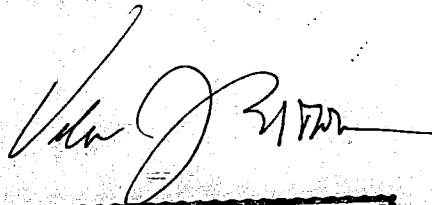
DKRS HIDDEN TRAILS, L.L.C., a Texas limited liability company

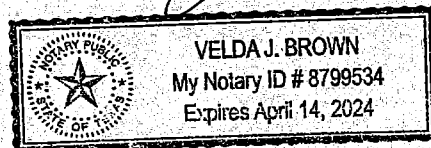
By: 
J. David Kilgore, as Authorized Signer

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on the 2nd day of Dec, 2021, by J. David Kilgore in his capacity as President of DKRS HIDDEN TRAILS, LLC.





STATE OF TEXAS

COUNTY OF MADISON

I hereby certify that this instrument
was FILED on the date and at the time
stamped hereon by me and was duly
RECORDED in the Volume and Page of the
Official Public Records of Madison
County, Texas.

HONORABLE SUSANNE MORRIS, COUNTY CLERK
Madison County, TEXAS

Document Number: 116832

Amount: 30.00

Receipt Number: 30430

Vol: 1843 Page: 173

Recorded: Dec 03, 2021 at 08:14A

By:
Georgia Hernandez, Deputy