

Doc# 00046879

**Woodlake Property Owners' Association**  
P.O Box 1904, Belton, TX 76513

**Cliffs of Woodlake Phase II Restrictive Covenant #12 Amendment**

November 9, 2012

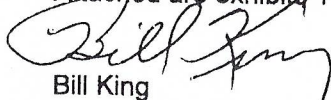
KNOW ALL MEN BY THESE PRESENTS:

SUBJECT: Clarification of Restrictive Covenant #12 for the Woodlake Property Owners Association Cliffs of Woodlake Phase II subdivision.

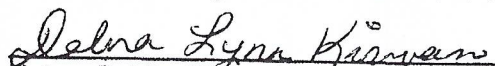
BACKGROUND: A majority of Cliffs of Woodlake Phase II property owners approved a change to the wording of their covenant #12 to now read as follows (between quotes and in italics):

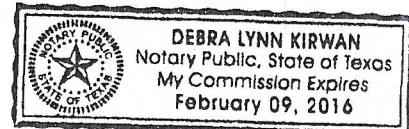
*"No animals, reptiles, rodents, pets, livestock or poultry of any kind shall be raised or kept on any lot, except that dogs, cats and other usual household pets may be kept by an owner on their respective lot and within their respective dwelling, provided that they are not kept, bred or maintained for any commercial purpose and do not endanger the health of or unreasonably disturb owners of lots within the development. The Board of Directors shall have the right to determine what animal shall be deemed a "usual household pet", applying the common meaning of the phrase. However, it is expressly understood that animals that fall under the following classification are not "usual household pets" and can never be deemed as such: poultry (such as chickens, turkeys, ducks, geese, and guinea fowl); livestock (such as cattle, horses, goats sheep or pigs); and animals whose habitation is normally found in the wild. Pets and animals shall be on a leash at all times when walked or exercised in any portion of the development, except on the owner's lot. The owner of any pet or animal shall immediately remove such pet's or animal's excrement from any portion of the Common Property or any lot not owned by the owner of the animal or pet. In the event an animal or pet is deemed by the Board of Directors to be a nuisance or to be kept in violation of this declaration, the Board of Directors shall have the right to require the Owner of such animal to remove the animal or pet from the development."*

Attached are exhibits 1-8 (property owners' votes which required this amendment)

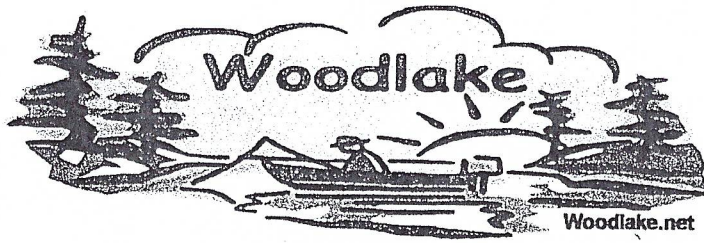
  
Bill King  
President, Woodlake Property Owners Association

This instrument was acknowledged before me on this the 9th day of November 2012 by Bill King.

 Seal:  
Notary Public, State of Texas  
Debra Lynn Kirwan.



#43  
②



# Woodlake Property Owners' Association

P.O Box 1904, Belton, TX 76513

We propose the following wording to replace existing wording in the applicable covenant:

No animals, reptiles, rodents, pets, livestock or poultry of any kind shall be raised or kept on any lot, except that dogs, cats and other usual household pets may be kept by an owner on their respective lot and within their respective dwelling, provided that they are not kept, bred or maintained for any commercial purpose and do not endanger the health of or unreasonably disturb owners of lots within the development. The Board of Directors shall have the right to determine what animal shall be deemed a "usual household pet", applying the common meaning of the phrase. However, it is expressly understood that animals that fall under the following classification are not "usual house hold pets" and can never be deemed as such: poultry (such as chickens, turkeys, ducks, geese, and guinea fowl); livestock (such as cattle, horses, goats sheep or pigs); and animals whose habitation is normally found in the wild. Pets and animals shall be on a leash at all times when walked or exercised in any portion of the development, except on the owner's lot. The owner of any pet or animal shall immediately remove such pet's or animal's excrement from any portion of the Common Property or any lot not owned by the owner of the animal or pet. In the event an animal or pet is deemed by the Board of Directors to be a nuisance or to be kept in violation of this declaration, the Board of Directors shall have the right to require the Owner of such animal to remove the animal or pet from the development.

Please circle your vote on the next line, and then fill-out the identifying information:

I vote:  YES  NO to clarify the respective covenant in my section, as indicated.

My Lot#: 8 of 11, Block#: CLIFFS, Section: II

OR

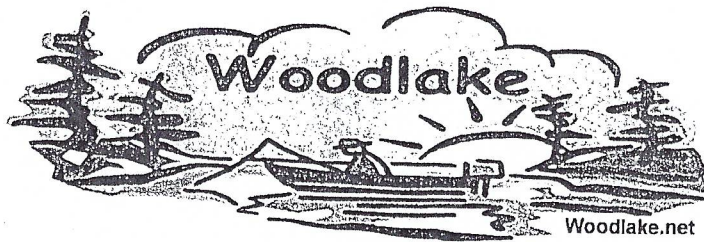
My Woodlake Street Address: 4461 Blue Ridge Drive  
(Note: Please list all Woodlake properties you own)

Signature(s) of property owner(s) and date signed:

Barbara E. Frey Date: 5 Oct 2012  
Carl Johnson Date: 5 Oct 2012

Printed Name(s) of property owner(s):

BARBARA E. FREY  
CARL E. JOHNSON



## Woodlake Property Owners' Association

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Please **circle your vote** on the next line, and then fill-out the identifying information:

I vote:  YES  NO to clarify the respective covenant in my section, as indicated.

My Lot#: \_\_\_\_\_, Block#: \_\_\_\_\_, Section: \_\_\_\_\_

OR

My Woodlake Street Address: 7000 Palisades Pt, Belton  
(Note: Please list all Woodlake properties you own)

Signature(s) of property owner(s) and date signed:

[Signature] Date: 10/1/12  
Allison Smythe Date: 10/8/12

Printed Name(s) of property owner(s):

Roy Smythe  
Allison Smythe



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Please circle your vote on the next line, and then fill-out the identifying information:

I vote:  YES  NO to clarify the respective covenant in my section, as indicated.

My Lot#: \_\_\_\_\_, Block#: \_\_\_\_\_, Section: \_\_\_\_\_

OR

My Woodlake Street Address: 7009 Palisades Point  
(Note: Please list all Woodlake properties you own)

Signature(s) of property owner(s) and date signed:

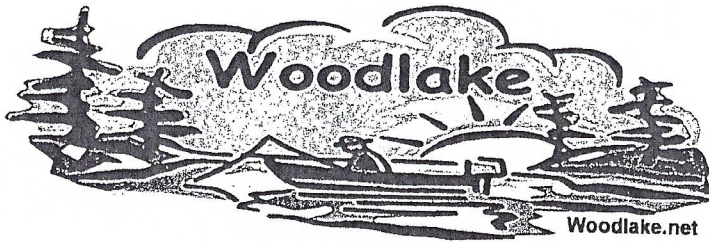
Tom Kerwan Date: Oct 6, 2012

Debra S. Kerwan Date: Oct 6, 2012

Printed Name(s) of property owner(s):

TOM KERWAN

Debra Kerwan



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P.O Box 1904, Belton, TX 76513

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Please circle your vote on the next line, and then fill-out the identifying information:

I vote:  YES  NO to clarify the respective covenant in my section, as indicated.

My Lot#: \_\_\_\_\_, Block#: \_\_\_\_\_, Section: \_\_\_\_\_

OR

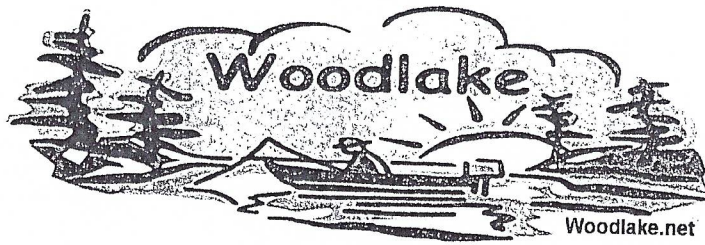
My Woodlake Street Address: 7016 Palisades Point  
(Note: Please list all Woodlake properties you own)

Signature(s) of property owner(s) and date signed:

[Signature] Date: 10/24/2012  
Frances Caraballo Date: 10/24/2012

Printed Name(s) of property owner(s):

Reinaldo Caraballo  
FRANCES CARABALLO



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Please circle your vote on the next line, and then fill-out the identifying information:

I vote: YES NO to clarify the respective covenant in my section, as indicated.

My Lot#: \_\_\_\_\_, Block#: \_\_\_\_\_, Section: \_\_\_\_\_

OR

My Woodlake Street Address: 7100 Pellicoda Pt

(Note: Please list all Woodlake properties you own)

Signature(s) of property owner(s) and date signed:

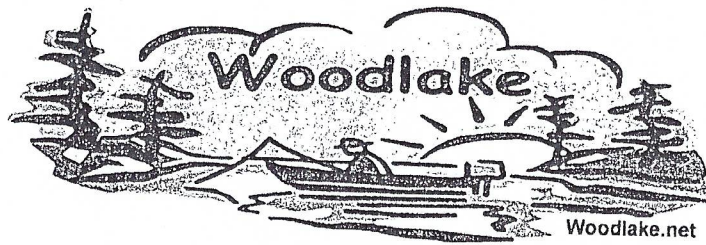
[Signature] Date: 10/24/12

L B Swaim Date: 10/24/12

Printed Name(s) of property owner(s):

HOWARD L SWAIM

Lizette Blodet Swaim



## Woodlake Property Owners' Association

P.O. Box 1904, Belton, TX 76513

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Please circle your vote on the next line, and then fill-out the identifying information:

I vote:  YES  NO to clarify the respective covenant in my section, as indicated.

My Lot#: \_\_\_\_\_, Block#: \_\_\_\_\_, Section: \_\_\_\_\_

OR

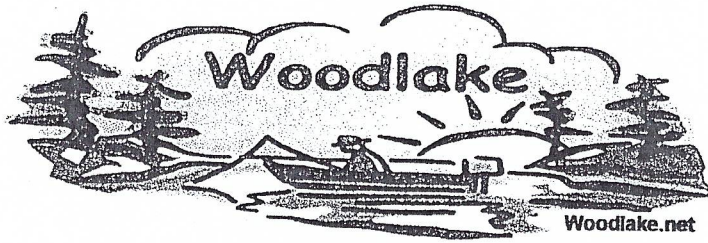
My Woodlake Street Address: 7101 PALISADES POINT  
(Note: Please list all Woodlake properties you own)

Signature(s) of property owner(s) and date signed:

Christopher C. Ng Date: 4 Oct 12  
Fanny Y. Ng Date: 4 Oct 12

Printed Name(s) of property owner(s):

CHRISTOPHER C. NG  
FANNY Y. NG



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4467ES

LOT 20 Block 1 Cuffs of Woodlake

Please circle your vote on the next line, and then fill-out the identifying information:

I vote: YES NO to clarify the respective covenant in my section, as indicated.

My Lot#: 34 Block#: 1 Section: Cuffs of Woodlake Ph II

OR

My Woodlake Street Address: 7279 Piping Rock

(Note: Please list all Woodlake properties you own)

Signature(s) of property owner(s) and date signed:

Doyle Spigener Date: 10-4-12

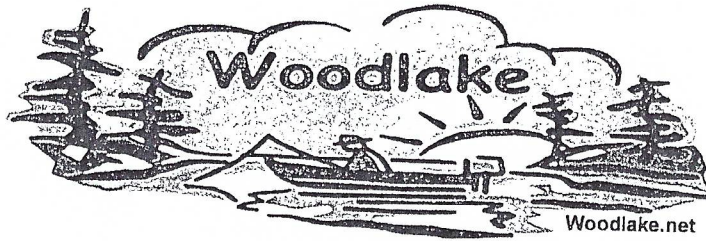
Donna Spigener Date: 10-04-12

Printed Name(s) of property owner(s):

DOYLE SPIGENER

DONNA SPIGENER





# Woodlake Property Owners' Association

P.O. Box 1904, Belton, TX 76513

**We propose the following wording to replace existing wording in the applicable covenant:**

*No animals, reptiles, rodents, pets, livestock or poultry of any kind shall be raised or kept on any lot, except that dogs, cats and other usual household pets may be kept by an owner on their respective lot and within their respective dwelling, provided that they are not kept, bred or maintained for any commercial purpose and do not endanger the health of or unreasonably disturb owners of lots within the development. The Board of Directors shall have the right to determine what animal shall be deemed a "usual household pet", applying the common meaning of the phrase. However, it is expressly understood that animals that fall under the following classification are not "usual house hold pets" and can never be deemed as such: poultry (such as chickens, turkeys, ducks, geese, and guinea fowl); livestock (such as cattle, horses, goats sheep or pigs); and animals whose habitation is normally found in the wild. Pets and animals shall be on a leash at all times when walked or exercised in any portion of the development, except on the owner's lot. The owner of any pet or animal shall immediately remove such pet's or animal's excrement from any portion of the Common Property or any lot not owned by the owner of the animal or pet. In the event an animal or pet is deemed by the Board of Directors to be a nuisance or to be kept in violation of this declaration, the Board of Directors shall have the right to require the Owner of such animal to remove the animal or pet from the development.*

Please **circle your vote** on the next line, and then fill-out the identifying information:

I vote:  YES  NO to clarify the respective covenant in my section, as indicated.

My Lot#: \_\_\_\_\_, Block#: \_\_\_\_\_, Section: \_\_\_\_\_

OR

My Woodlake Street Address: 8045 Key Largo

(Note: Please list all Woodlake properties you own)

Signature(s) of property owner(s) and date signed:

Bill King Date: 10/12/2012  
Debbie King Date: 10/12/2012

Printed Name(s) of property owner(s):

Bill King  
Debbie King

Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513



70 2012 00046879

Instrument Number: 2012-00046879

Recorded On: November 09, 2012

As  
Recordings

Parties: CLIFFS OF WOODLAKE PHASE II

To EX PARTE

Billable Pages: 9  
Number of Pages: 10

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recordings	43.00
Total Recording:	43.00

\*\*\*\*\* DO NOT REMOVE. 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: 2012-00046879  
Receipt Number: 153211  
Recorded Date/Time: November 09, 2012 11:40:06A

**Record and Return To:**

WOODLAKE PROPERTY OWENERS ASSOCIATION  
PO BOX 1904  
BELTON TX 76513

User / Station: K Powell - Cash Station 2



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property  
Records in Bell County, Texas

Shelley Coston  
Bell County Clerk