



AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
ARMBRUST & BROWN, L.L.P.
100 CONGRESS AVE., SUITE 1300
AUSTIN, TEXAS 78701



AMEND 2006019332
5 PGS

NINTH AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS STEINER RANCH

Cross reference to Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch, recorded as Volume 13008, Page 756, et. seq., in the Official Public Records of Travis County, Texas, as amended by that certain Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2000143255, in the Official Public Records of Travis County, Texas, that certain Second Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2002057508, in the Official Records of Travis County, Texas, that certain Third Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2004027474, in the Official Public Records of Travis County, Texas, that certain Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2004036580, in the Official Public Records of Travis County, Texas, that certain Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document 2004092278, in the Official Public Records of Travis County, Texas, that certain Sixth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005091740 in the Official Public Records of Travis County, Texas, that certain Seventh Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005163691 in the Official Public Records of Travis County, Texas, and that certain Eighth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005231870 in the Official Public Records of Travis County, Texas

**NINTH AMENDMENT TO MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
STEINER RANCH**

This Ninth Amendment to the Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch (the "Amendment") is made by TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., a Texas limited partnership ("Declarant"), and is as follows:

RECITALS:

A. Pursuant to that certain Bill of Sale and Assignment, executed on January 18, 2000, and by that certain Assignment of Declarant's Rights and Amendment to Declarations executed on January 18, 2000 recorded as Document No. 2000009812, Official Public Records of Travis County, Texas, Taylor Woodrow Communities/Steiner Ranch, Ltd., a Texas limited partnership, is the Declarant under that certain Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch, recorded as Volume 13008, Page 756, et. seq., in the Official Public Records of Travis County, Texas, as amended by that certain Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2000143255, in the Official Public Records of Travis County, Texas, that certain Second Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2002057508, in the Official Records of Travis County, Texas, that certain Third Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2004027474, in the Official Public Records of Travis County, Texas, that certain Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2004036580, in the Official Public Records of Travis County, Texas, that certain Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document 2004092278, in the Official Public Records of Travis County, Texas, that certain Sixth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005091740 in the Official Public Records of Travis County, Texas, that certain Seventh Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005163691 in the Official Public Records of Travis County, Texas, and that certain Eighth Amendment to Master Declaration of Covenants, Conditions and Restrictions Steiner Ranch, recorded as Document No. 2005231870 in the Official Public Records of Travis County, Texas (as amended, the "Declaration"), which encumbers certain property described therein.

B. Section 8.03 of the Declaration provides that the Declaration may be amended by the Declarant, acting alone, by recording in the Official Public Records of Travis County, Texas, an instrument setting forth the amendment executed and acknowledged by the Declarant.

NOW THEREFORE, Declarant hereby amends and modifies the Declaration as follows:

1. **Master Architectural Committee.** Section 6.02(a) of the Declaration is hereby deleted in its entirety and replaced with the following:

(a) Composition of Committees.

(i) Master Architectural Committee. The Master Architectural Committee shall be composed of no less than three (3) and no more than five (5) persons appointed as provided below, who shall review Improvements proposed to be made by any Owner other than Declarant. Declarant shall have the right to appoint and remove (with or without cause), at any time, all members of the Master Architectural Committee.

(ii) New Construction Committee. For so long as Declarant owns all or any portion of the Property, Declarant may from time to time, but without obligation, create separate architectural committees to review and approve the plans and specifications for the construction of new single-family residences (a "New Construction Committee"). In the event Declarant elects to create a New Construction Committee, Declarant will execute a written instrument creating the New Construction Committee which instrument will specify the scope of the committee's responsibilities. In the event the Declarant elects to create a New Construction Committee, then until terminated in a written instrument executed by the Declarant and recorded in the Official Public Records of Travis County, Texas, Declarant shall have the right to: (a) appoint and remove (with or without cause), at any time, all members of the New Construction Committee; (b) dissolve the New Construction Committee; (c) veto any decision of the New Construction Committee which Declarant in its sole discretion determines to be inappropriate or inadvisable for any reason; or (d) alter or modify the scope of the New Construction Committee's responsibilities. It is anticipated that Declarant will create one or more New Construction Committees and after the creation of any such committee, may create another committee to exercise responsibilities previously assigned to a prior committee. In such event, Declarant need only specify the scope of the responsibilities allocated to a committee and such responsibilities will no longer be included in the scope of any committee formerly exercising such rights.

In the event Declarant elects to create a New Construction Committee, the New Construction Committee will have all the rights, powers and protections of the Master Architectural Committee to extent such rights, powers and protections pertain to matters under the New Construction Committee's jurisdiction. Any disagreement or conflict regarding the New Construction Committee's jurisdiction, the synthesis

of any rules adopted by any New Construction Committee or the Master Architectural Committee and the New Construction Committee, or between the actions of any New Construction Committee, or the New Construction Committee and the Master Architectural Committee, will be resolved by the Declarant.

(iii) Declarant's Right to Appoint and Delegate. Declarant will also have the authority to delegate its right to appoint and remove all or any members of the Master Architectural Committee or any New Construction Committee to the Board by written instrument. If Declarant delegates its right to appoint and remove all or any members of the Master Architectural Committee or a New Construction Committee to the Board, Declarant may retain from such delegation the right to veto any decision of the Master Architectural Committee or any New Construction Committee which Declarant, in its sole discretion, determines to be inappropriate or inadvisable for any reason. Declarant's veto right pursuant to the foregoing sentence will expire and be of no further force or effect upon Declarant's execution of a written instrument terminating such right, which instrument must be recorded in the Official Public Records of Travis County, Texas.

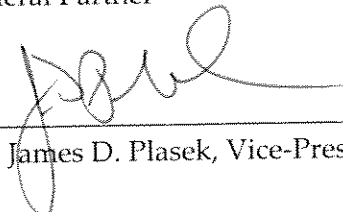
2. Miscellaneous. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

EXECUTED to be effective as of the 1st day of February, 2006.

DECLARANT:

**TAYLOR WOODROW COMMUNITIES/
STEINER RANCH, LTD.,**
a Texas limited partnership

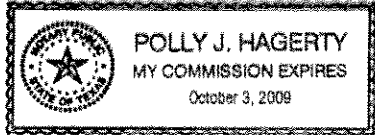
By: TWC/Steiner Ranch, LLC
a Texas limited liability company
Its General Partner

By: 
James D. Plasek, Vice-President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was executed before me on this 1st day of February, 2006 by James D. Plasek, Vice-President of TWC/Steiner Ranch, LLC, a Texas limited liability company, General Partner of Taylor Woodrow Communities/Steiner Ranch, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(seal)



Polly J. Hagerty
Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
2006 Feb 02 03:58 PM 2006019332
WILLIAMS \$32.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS