

UTitle No. 213626.htm

**Thirteenth Amendment**  
**To**  
**Declaration of Restrictive Covenants and Easements**  
**The BioCorridor District**

**AFTER RECORDING, RETURN TO:**

West, Webb, Allbritton & Gentry, P.C.  
Attn: Michael H. Gentry  
1515 Emerald Plaza  
College Station, Texas 77845

**THIRTEENTH AMENDMENT  
TO  
DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS  
THE BIOCORRIDOR DISTRICT**

THIS THIRTEENTH AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS THE BIOCORRIDOR DISTRICT ("Amendment") is made this 17th day of September, 2021, by BRYAN/TRADITIONS, LP, a Texas limited partnership ("Declarant").

**WITNESSETH:**

- A. **WHEREAS**, Declarant recorded a Declaration of Restrictive Covenants and Easements The BioCorridor District on April 29, 2013, in the Official Records of Brazos County, Texas, at Volume 11313, Page 1, as amended by Correction Affidavit on June 3, 2013 recorded at Volume 11382, Page 176 of the Official Records of Brazos County, Texas, by First Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on May 23, 2013, in the Official Records of Brazos County, Texas, at Volume 11439, Page 36, by Second Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on March 3, 2015, in the Official Records of Brazos County, Texas, at Volume 12547, Page 266, by Third Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on April 29, 2015, in the Official Records of Brazos County, Texas, at Volume 12651, Page 256, by Fourth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on January 5, 2016, in the Official Records of Brazos County, Texas, at Volume 13125, Page 288, by Fifth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on February 10, 2016, in the Official Records of Brazos County, Texas, at Volume 13176, Page 1, by Sixth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on September 28, 2016, in the Official Records of Brazos County, Texas, at Volume 13629, Page 246, by Seventh Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on January 26, 2017, in the Official Records of Brazos County, Texas, at Volume 13826, Page 283, by Eighth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on February 21, 2017, in the Official Records of Brazos County, Texas, at Volume 13866, Page 199, by Ninth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on June 4, 2018, in the Official Records of Brazos County, Texas, at Volume 14707, Page 196, by Tenth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on September 13, 2019, in the Official Records of Brazos County, Texas, at Volume 15577, Page 208, by Eleventh Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on June 20, 2020, in the Official Records of Brazos County, Texas, at Volume 16158, Page 176, and by Twelfth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on November 30, 2020, in the Official Records of Brazos County, Texas, at Volume 16560, Page 165 (as amended now or in the future, the "Declaration");
- B. **WHEREAS**, all capitalized terms used herein that are not otherwise defined shall have the meaning given those words in the Declaration;
- C. **WHEREAS**, the Declaration identifies and defines the Additional Property which may be annexed into the District pursuant to Paragraph I(10) of Article III of the Declaration;
- D. **WHEREAS**, Declarant is the owner of that certain real property described on Exhibit "A" attached hereto (the "Annexed Property");
- E. **WHEREAS**, the Annexed Property is defined as Additional Property under the terms of the Declaration;
- F. **WHEREAS**, Declarant desires to amend the Declaration for the purpose of adding the Annexed Property to the definition of Property and to annex the Annexed Property into the District and Lake Walk

Sub-District and to designate certain portions of the Annexed Property as part of the Lake Walk Sub-District Limited Common Areas;

- G. **WHEREAS**, Paragraph I(4) of Article III of the Declaration authorizes the Declarant to amend the Declaration without the approval of any other Owner or Mortgagee if such amendment has no adverse effect on any such Owner or Mortgagee; and
- H. **WHEREAS**, this Amendment has no material adverse effect on any Owner or Mortgagee other than the Owner of the Annexed Property, which is Declarant.

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

1. **Definition of Property and Annexation of Annexed Property into the District.** The Property, as defined in the Declaration and further described on **Exhibit "A"** to the Declaration is amended so that the Annexed Property is added to and included in the definition of Property, and the Annexed Property is hereby annexed into the District.
2. **Annexation of Annexed Property into the Lake Walk Sub-District.** The Annexed Property is hereby annexed into and made a part of the Lake Walk Sub-District.
3. **Limited Common Areas of the Lake Walk Sub-District.** The definition of the Lake Walk Sub-District Limited Common Areas is hereby amended to include that certain portion of the Annexed Property as described on **Exhibit "B"** attached hereto ("Common Area Property"), and such Common Area Property shall be considered as Limited Common Areas of the Lake Walk Sub-District for all purposes.
4. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

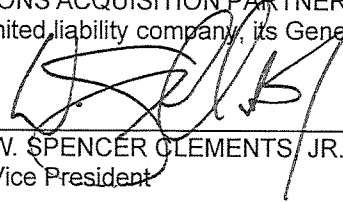
*[Signature Page Follows]*

IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 17<sup>th</sup> day of September, 2021.

DECLARANT:

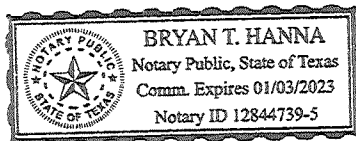
BRYAN/TRADITIONS, LP, a Texas limited partnership


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 17<sup>th</sup> day of September, 2021, 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

**EXHIBIT A**

**Property Added to Property, District and Lake Walk Sub-District**

**Annexed Property**

Lot One (1), Block One (1), The Traditions Subdivision, Phase 33, City of Bryan, Texas, according to the plat thereof recorded in Volume 15731, Page 163, Official Records, Brazos County, Texas

Common Area One (1), Block One (1), The Traditions Subdivision, Phase 33, City of Bryan, Texas, according to the plat thereof recorded in Volume 15731, Page 163, Official Records, Brazos County, Texas

## **EXHIBIT B**

### **Common Area Property**

Common Area One (1), Block One (1), The Traditions Subdivision, Phase 33, City of Bryan, Texas, according to the plat thereof recorded in Volume 15731, Page 163, Official Records, Brazos County, Texas

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1446509

Volume : 17364

ERecordings - Real Property

Recorded On: September 20, 2021 09:31 AM

Number of Pages: 7

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**" Examined and Charged as Follows: "**

Total Recording: \$50.00

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**\*\*\*\*\* 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: 1446509  
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Recorded Date/Time: September 20, 2021 09:31 AM  
User: Susie C  
Station: CCLERK01

**Record and Return To:**

eRecording Partners



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