



**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR**

**DEER GLADE**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Amendment") is made on the date hereinafter set forth by **DEER RIDGE, LTD.**, a Texas limited partnership (referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant has created an exclusive planned community known as "**DEER GLADE**"; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Deer Glade, (the "Declaration") is recorded in Document #201923148 and Document #201924742, Real Property Records of Parker County, Texas; and

WHEREAS, the final plat for Phase I of Deer Glade is recorded in Cabinet E, Slide 368, Document #201922967, and also in Cabinet E, Slide 377, Document #201924604, Official Public Records of Parker County, Texas; and

WHEREAS, pursuant to the provisions of paragraph 12.02 of the Declaration, Declarant and the owner of all of Deer Glade, is filing this Amendment; and

NOW, THEREFORE, Declarant declares that the Property shall be held, sold and conveyed subject to the restrictions, covenants, and conditions set forth in the Declaration, as amended, and those set forth below, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned community of high standards. Such covenants shall be binding on all parties having any right, title or interest therein or any part thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner thereof.

1. The following paragraph in the Declaration is hereby amended:

5.28 Partition or Combination of Lots. No Lot may be divided, subdivided, partitioned or otherwise revised in any manner, without the prior written approval of the Architectural Control Committee and the Declarant to the extent the Declarant Control Period is not expired. An Owner owning two Lots, following approval from the Architectural Control Committee (and other building requirements as described herein), may place his residence on both Lots, and such Owner shall be assessed annual Lot assessments as follows: one Lot at the Regular Rate and one Lot at the Vacant Rate. Additionally, an Owner owning contiguous Lots may complete all applicable governing requirements for replatting his contiguous Lots into a single Lot. Upon completing such replatting, Owner shall provide all requested documents to the Architectural Control Committee, and shall thereafter be assessed only one Lot assessment at the Regular Rate. Notwithstanding the

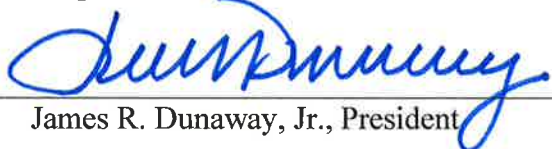
foregoing, Declarant reserves the right to subdivide, change the boundary line of and replat any Lot(s) owned by Declarant.

As an alternative, at a sale of two contiguous lots to a single buyer, Declarant may restrict the two contiguous lots to be considered as one single lot, and further restrict them so that they may not be sold or transferred separately in the future. If restricted in the deed, the two lots shall be considered as joined and an owner shall thereafter be assessed only one Lot assessment at the Regular Rate.

EXECUTED as of the 23 day of September, 2019.

DECLARANT:

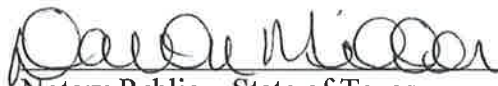
DEER RIDGE, LTD., a Texas limited partnership  
By: MILL STREAM COMPANY, a Texas  
Corporation, General Partner

By:   
James R. Dunaway, Jr., President

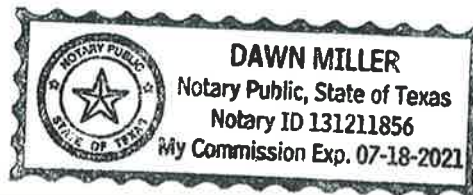
STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James R. Dunaway, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this 23<sup>rd</sup> day of September, 2019.

  
Notary Public – State of Texas

Return to:  
Deer Ridge, Ltd.  
James R. Dunaway, Jr.  
777 Taylor Street, \$1040  
Fort Worth, TX 76102



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

201925326

09/25/2019 09:09 AM

Fee: 30.00

Lila Deakle, County Clerk

Parker County, Texas

AMENDMENT