

20-3550

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
DEER GLADE
PHASE 2**

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 Correction Instrument for the Declaration is recorded in Document #202025056, Real Property Records of Parker County, Texas; and

WHEREAS, the final plat for Phase 1 of Deer Glade is recorded in Cabinet E, Slide 368, Document #201922967, as amended in Cabinet E, Slide 377, Document #201924604, Official Public Records of Parker County, Texas; and

WHEREAS, the final plat for Phase 2 of Deer Glade is recorded in Cabinet E, Slide 582, Document #202028745, 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 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 paragraphs in the Declaration are hereby amended to apply only to Phase II:

(a) Section 5.26 (a). Setback and Frontages for Phase 2 is amended as follows:

(a) Setbacks and Frontages. All Units shall present a proper frontage to the street.

Setbacks & Frontages shall be:

Front Yard

30 feet except:

Lot 6, Block 6 and Lot 19, Block 6 shall front on Glade Stream Court.

Lot 1, Block 5 and Lot 29, Block 5 shall front on Glade Park Court.

Lot 30, Block 5 shall front on Glade Valley Road.

Lot 12, Block 3 shall front on Deer Glade Court.

Lot 1, Block 4 and Lot 7, Block 4 shall front on Glade Wood Court.

Rear Yard

25 feet.

Side Yard

25 feet except:

Lots 10, 11, and 12 of Block 6 shall be 20 feet.

Lots 4, 5, 6, and 7 of Block 5 shall be 20 feet.

Lots 11, 12, and 13 of Block 5 shall be 20 feet.

Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28 of Block 5 shall be 20 feet.

Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 41 of Block 5 shall be 20 feet.

Lots 8, 9, 10, 11, 12, and 13 of Block 4 shall be 20 Feet.

Lots 6 and 19 of Block 6 adjacent to Deer Glade Lane shall be 30 feet

Lots 1, 29, and 30 of Block 5 adjacent to Deer Glade Lane shall be 30 feet

Lot 12 of Block 3 adjacent to Glade Valley Road shall be 30 feet

Lots 1 and 7 of Block 4 adjacent to Glade Valley Road shall be 30 feet

House Orientation

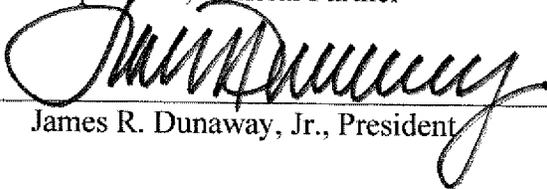
The orientation of homes built on Lots, 1, 2, 3, 4, 5, 6, and 7 of Block 5 and Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, and 29 of Block 5 shall be facing due east or due west, being parallel to the north property line of each Lot. The illustration attached as Exhibit "A" provides an example; however, this Exhibit "A" is for illustrative purposes of this provision only.

(b) Except as herein amended, Declarant adopts the covenants, restrictions and conditions set forth in the Declaration as to Phase 2.

EXECUTED this 11 day of September, 2020.

DECLARANT:

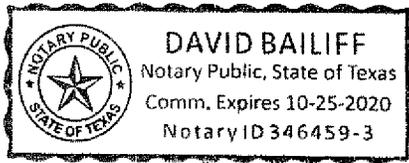
DEER RIDGE, LTD., a Texas limited partnership
By: MILL STREAM COMPANY, a Texas Corporation, General Partner

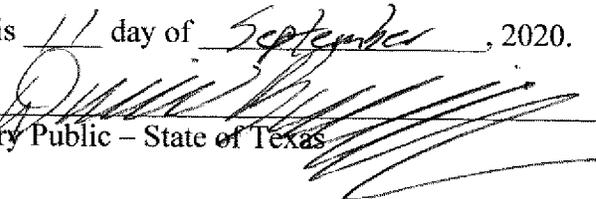
By: 
James R. Dunaway, Jr., President

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 11 day of September, 2020.

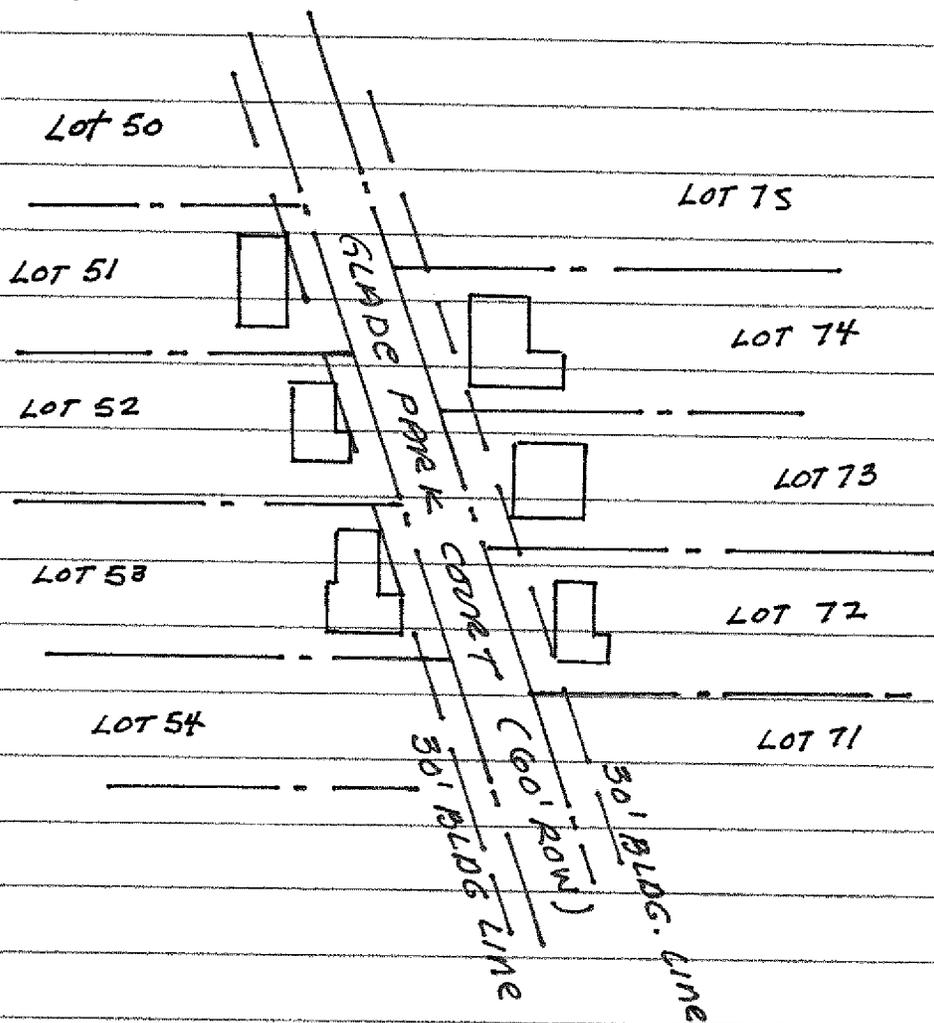



Notary Public - State of Texas

Return to:
Rattikin Title Company
3707 Camp Bowie Blvd, #111
Fort Worth, Texas 76107

EXHIBIT "A"

ILLUSTRATION SHOWING HOUSE
ORIENTATION ON LOTS 1-7, BLOCK 5 AND
LOTS ~~28~~ 29, BLOCK 5, DEER GUARD Ph. 2
19



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202029086
09/14/2020 10:57:45 AM
Fee: \$43.00
Lila Deakle, County Clerk
Parker County, Texas
RESTRICT