

Denton County
Juli Luke
County Clerk

Instrument Number: 124142

ERecordings-RP

AMENDMENT

Recorded On: October 06, 2017 09:59 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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:

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STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**SECOND AMENDMENT TO THE FIRST AMENDED DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS,
FOR
PROVIDENCE VILLAGE 6C HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §

INTRODUCTORY PROVISIONS

WHEREAS, the First Amended Declaration of Covenants, Conditions, Restrictions, for Providence Village 6C Homeowners Association, executed by Jabez Development, LP, a Texas limited partnership, as Declarant, filed of record on February 6, 2017, under Denton County Clerk's Instrument No. 2017-14907 in the Official Public Records of Denton County, Texas (the "Declaration"); and

WHEREAS, the Declaration affects certain tracts or parcels of real property in the City of Providence Village, Denton County, Texas, more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes (collectively, the "Addition"); and

WHEREAS, the Declaration was amended by virtue of the First Amendment to the First Amended Declaration of Covenants, Conditions, Restrictions, for Providence Village 6C Homeowners Association, filed of record on August 17, 2017, under Denton County Clerk's

Instrument No. 2017-101550 in the Official Public Records of Denton County, Texas (the "*First Amendment*"); and

WHEREAS, under Article 16, Section 16.2 of the Declaration, so long as Declarant owns at least one (1) Lot, the Declaration may be amended or revoked only by Declarant, and no other Owner shall have a vote regarding the amendment or revocation; and

WHEREAS, at the time of this amendment, Declarant owns at least one (1) Lot; and

WHEREAS, the following amendment to the Declaration has been approved by the Declarant; and

NOW, THEREFORE, the Declaration is hereby amended as follows:

- a) Article 7 of the Declaration is hereby amended to add Section 7.20 to read, in its entirety, as follows:

7.20 OUTBUILDINGS, SHEDS, AND DETACHED BUILDINGS.
No detached buildings (including, but not limited to, outbuildings, gazebos, pool pavilions, cabanas, trellises, greenhouses, detached garages and storage buildings, and sheds) (collectively referred to as "buildings") shall be erected, placed or constructed upon any Lot, unless (a) the building is approved by the ACC prior to the installation or construction of the building; (b) such building is compatible with the Residence in terms of its design and material composition; and (c) the exterior paint and roofing materials of such building shall be consistent with the existing paint and roofing materials of the Residence. Metal buildings are expressly prohibited. Further, the building shall be no greater than seven feet, seven inches (7'7") in height at the tallest point and shall not be visible from street-view. Furthermore, the Owner is required to comply with any applicable governmental requirements, including, without limitation, any necessary setbacks and permits.

The terms and provisions of the Declaration, except as modified herein, are hereby declared to be in full force and effect with respect to the Addition. The Addition shall continue to be held, occupied, sold and conveyed subject to the terms and conditions of the Declaration, the First

Amendment, and this Second Amendment to the Declaration, which shall run with title to the Addition and are binding on all parties having any right, title or interest in and to the Addition or any part thereof, including their heirs, representatives, successors, transferees and assigns, and shall inure to the benefit of each Owner thereof.

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to the Declaration to be filed with the office of the Denton County Clerk and is made to be effective as of the 5th day of October, 2017.

DECLARANT:

JABEZ DEVELOPMENT, LP,
a Texas limited partnership

BY: BNMJR, Inc., a Texas corporation

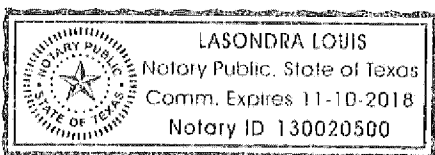
ITS: General Partner

By: Bruce French
Bruce French
Its: Authorized Representative

STATE OF TEXAS §
 Tarrant §
COUNTY OF ~~DENTON~~ §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Bruce French, authorized representative of BNMJR, Inc., a Texas corporation, as the General Partner of Jabez Development, LP, a Texas limited partnership, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this the 5th day of October, 2017.



Lasondra Louis
Notary Public, State of Texas

EXHIBIT A -- LEGAL DESCRIPTION OF THE PROPERTY

Harbor Village at Providence, Phase 6C
Town of Providence Village, Denton County, Texas
19.687 Acres
95 Residential Lots; 4 non-residential lots
Lots 1-19, 1X and 3X, Block A; Lots 1-45, 2X and 4X, Block B;
1-16, Block C; Lots 1-15, Block D