

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 41796

ERecordings-RP

MEMORANDUM

Recorded On: April 13, 2018 01:58 PM

Number of Pages: 6

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" Examined and Charged as Follows: "

Total Recording: \$46.00

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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: 41796  
Receipt Number: 20180413000480  
Recorded Date/Time: April 13, 2018 01:58 PM  
User: Terri B  
Station: Station 20

**Record and Return To:**

eRx



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**

**THIRD 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 “*Second Amendment*”); and

**WHEREAS**, the Declaration was amended by virtue of the Second Amendment to the First Amended Declaration of Covenants, Conditions, Restrictions, for Providence Village 6C Homeowners Association, filed of record on October 6, 2017, under Denton County Clerk’s Instrument No. 2017-124142 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) Section 16.13 of Article 16 of the Declaration is hereby deleted and amended to read, in its entirety, as follows:

***16.13 ANNEXATION. Declarant unilaterally, or the Association upon an affirmative vote of two-thirds of the Lots in the Property, may at any time subject additional land to this Declaration and the Restrictions by filing an amendment or supplement to this Declaration covering the additional land and declaring it to be subject hereto. Unless the additional land is an easement interest or Common Area, the land covered by the amendment to this Declaration shall be deemed to be a Lot or Lots, as described in the amendment or supplement, and part of the Property and each Owner of the additional land shall be deemed an Owner, and entitled to membership in the Association, in accordance with the terms of this Declaration.***


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, the Second Amendment, and this Third 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 Third Amendment to the Declaration to be filed with the office of the Denton County Clerk and is made to be effective as of the 13<sup>th</sup> day of APRIL, 2018.

**DECLARANT:**

**JABEZ DEVELOPMENT, LP,  
a Texas limited partnership**

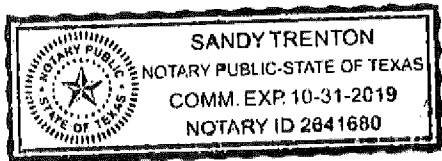
BY: BNMJR, Inc., a Texas corporation  
ITS: General Partner

By:   
Bruce French  
Its: Authorized Representative

STATE OF TEXAS           §  
  §  
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 13<sup>th</sup> day of APRIL, 2018.



Sandy Trenton  
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