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**AFTER RECORDING RETURN TO:**

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

**FIRST AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
BAKERS BRANCH ESTATES**

**STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §**

**KNOW ALL MEN BY THESE PRESENTS:**

**INTRODUCTORY PROVISIONS**

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Bakers Branch Estates, executed on February 24, 1999, by Bakers Branch Estates, Ltd., a Texas limited partnership, was filed of record on February 25, 1999, as Instrument No. 99-R0018129, and is recorded in Volume 4284, Page 01823, *et seq.*, of the Real Property Records of Denton County, Texas (the "Bakers Branch Declaration"); and

**WHEREAS**, the Bakers Branch Declaration affects certain tracts or parcels of real property in Denton County, Texas, more particularly described on Exhibit B attached hereto and incorporated herein by reference for all purposes (the "Property"); and

**WHEREAS**, under Article 10, Section 10.2 of the Bakers Branch Declaration, the terms thereof may be amended by an instrument signed by Owners constituting not less than seventy-five

percent (75%) of the votes of the Bakers Branch Estates Homeowners Association, Inc. Attached hereto as Exhibit A are ballots containing the signatures of Owners constituting no less than seventy-five percent (75%) of the votes of the Bakers Branch Estates Homeowners Association, Inc. thus approving of the following amendment to the Bakers Branch Declaration.

**NOW, THEREFORE,** the Bakers Branch Declaration is hereby amended as follows:

Section 8.7 of Article 8 of the Bakers Branch Declaration is amended to read, in its entirety, as follows:

**8.7 Garbage and Refuse Disposal.** No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers, which must be screened from public view at all times with the exception of those days established by the Town for sanitary container(s) pick up. All containers for the storage or other disposal of such material shall be kept in clean and sanitary condition. Materials incident to the construction of improvements may only be stored on Lots during construction of the improvement thereon. :

The terms and provisions of the Bakers Branch Declaration, except as modified herein, is hereby declared to be in full force and effect with respect to the Property. The Property shall continue to be held, occupied, sold and conveyed subject to the terms and conditions of the Bakers Branch Declaration and this First Amendment which shall run with title to the Property and are binding on all parties having any right, title or interest in and to the Property or any part thereof, including their heirs, representatives, successors, transferees and assigns, and shall inure to the benefit of each Owner thereof.

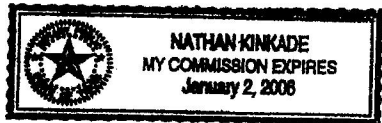
IN WITNESS WHEREOF, the Bakers Branch Estates Homeowners Association, Inc., after having received the requisite number of votes of Owners, has caused this First Amendment to be effective as of the date it is filed of record with the Denton County Clerk's Office.

**BAKERS BRANCH ESTATES HOMEOWNERS ASSOCIATION, INC.**

By: John V. McMillan - PRES. 1100  
Its: \_\_\_\_\_

STATE OF TEXAS §  
                                          §  
COUNTY OF DENTON §

This instrument was acknowledged before me on the 8<sup>th</sup> day of July, 2003, by John McMillan, the President of Bakers Branch Estates Homeowners Association, Inc. on behalf of said corporation.



Nathan Kinkade  
Notary Public, State of Texas