

Denton County
Juli Luke
County Clerk

Instrument Number: 178073

ERecordings-RP

DECLARATION

Recorded On: November 03, 2020 02:03 PM

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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Receipt Number: 20201103000569
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Station: Station 19

Record and Return To:

Corporation Service Company



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

**FOURTH AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
OWNERS ASSOCIATION AT COUNTRY LAKES, INC.**

This FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OWNERS ASSOCIATION AT COUNTRY LAKES, INC. ("Fourth Amendment") is made effective this 3rd day of October 2020, by the Declarant of the Owners Association at Country Lakes, Inc. ("Association").

WITNESSETH:

WHEREAS, Wynne/Jackson Lakes Development, LP, a Texas limited partnership being the original declarant, caused that certain Declaration of Covenants, Conditions, and Restrictions for Owners Association at Country Lakes, Inc. to be recorded on August 31, 2001 in Volume 4913, Page 1356 of the Official Public Records of Real Property of Denton County, Texas, which was amended pursuant to that certain Declaration of Covenants, Conditions, and Restrictions for Owners Association at Country Lakes, Inc. recorded on March 4, 2003 in Volume 5282, Page 05843 of the Official Public Records of Real Property of Denton County, Texas, as then supplemented pursuant to that certain Supplement to Notice of Filing of Dedicatory Instruments for Country Lakes recorded on December 21, 2012 as Document No. 2012-144557, as further amended pursuant to that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Owners Association at Country Lakes, Inc. recorded on April 24, 2013 as Document No. 2013-48990 of the Official Public Records of Real Property of Denton County, Texas, and as further amended pursuant to that certain Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Owners Association at Country Lakes, Inc. recorded on December 12, 2018 as Document No. 2018-143485 of the Official Public Records of Real Property of Denton County, Texas, and as supplemented pursuant to the following documents, all of the Official Public Records of Real Property of Denton County, Texas: (1) that certain document recorded on June 16, 2003 as Document No. 2003-R0093993; (2) that certain document recorded on July 1, 2005 as Document No. 2005-79667; (3) that certain document recorded on April 12, 2006 as Document No. 2006-43183; (4) that certain document recorded on June 8, 2011 as Document No. 2011-52053; (5) that certain document recorded on September 10, 2012 as Document No. 2012-101108; (6) that certain document recorded on July 22, 2016 as Document No. 2016-88530; (7) that certain document recorded on October 22, 2018 as Document No. 2018-124386; (8) that certain document recorded on May 20, 2020 as Document No. 2020-67569; and (9) that certain document recorded on November 2, 2020 as Document No. 2020-176440 (collectively, and as may be further amended or supplemented, the "**Declaration**"), which subject Country Lakes subdivision (the "**Properties**") to the Owners Association at Country Lakes, Inc., a Texas nonprofit corporation (the "**Association**");

WHEREAS, by that certain Assignment and Transfer (Country Lakes) recorded on June 8, 2010 as Document No. 2010-54870 of the Official Public Records of Real Property of Denton County, Texas, Wynne/Jackson Lakes Development, L.P. assigned and transferred all rights, obligations, and interest as declarant under the Declaration to DRP Country Lakes, LLC;

WHEREAS, by that certain Assignment and Transfer (Country Lakes) recorded on August 28, 2013 as Document No. 2015-16378 of the Official Public Records of Real Property of Denton County, Texas, DRP Country Lakes, LLC. assigned and transferred all rights, obligations, and interest as declarant under the Declaration to Bloomfield Homes, L.P. as Declarant;

WHEREAS, Article XVI, Section 2 of the Declaration provides that, so long as Declarant still owns property described in Exhibits "A" or "B" to the Declaration for development as part of the Properties, it may unilaterally amend the Declaration for any other purpose, provided the amendment has no material adverse effect upon any right of any Owner; and

WHEREAS, the Declarant hereto believes it to be in the best interest of the Association to amend the Declaration as set forth below;

NOW THEREFORE, Article I, Section 29 of the Declaration is amended to read as follows:

Article I, Section 29. "Unit" shall mean a portion of the Properties, whether improved or unimproved, which may be independently owned and conveyed and which is intended for development, use, and occupancy as an attached or detached residence for a single family and which is assigned a designated lot and block number on a subdivision plat or condominium plan that is filed of record among the real property records in Denton County, Texas. The term shall refer to land, if any, which is part of the Unit as well as any improvements thereon. The term shall include its meaning, by way of illustration but not limitation, condominium units, townhouse units, cluster homes, patio or zero lot line homes, and single-family detached houses on separately platted lots, as well as vacant land intended for development as such, but shall not include Common Areas, common property of Neighborhood Association, or property dedicated to the public. In the case of a structure containing multiple dwellings, each dwelling shall be deemed to be a separate Unit.

In the case of a parcel of vacant land or land on which improvements are under construction, the parcel shall be deemed to contain the number of Units designated for residential use for such parcel on a subdivision plat or condominium plat that is filed of record on all or a portion of the parcel; and

FURTHER, the first two paragraphs of Article X, Section 2 are amended to read as follows, with all other paragraphs in that section remaining unchanged:

Article X, Section 2. Computation of Base Assessment. It shall be the duty of the Board, at least 60 days before the beginning of each fiscal year, to prepare a budget covering the estimated Common Expense of the Association during the coming year. The budget shall include a capital contribution establishing a reserve fund in accordance with a budget separately prepared as provided in Section 4 of this Article.

The Base Assessment shall be levied equally against all Units in any platted phase of the Properties in which all Common Areas have been deeded to and accepted by the Association and that have incurred or received benefit of Common Expenses, and shall be set at a level which is reasonably expected to produce the total income of the Association equal to the total budgeted Common Expense, including reserves. In determining the level of assessments, the Board, in its discretion, may consider other sources of funds available to the Association. In addition, the Board shall take into account the number of Units subject to assessment under Section 8 hereof on the first day of the fiscal year for which the budget is prepared and the number of Units reasonably anticipated to become subject to assessments during the fiscal year.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Declarant has caused this Fourth Amendment to be executed as of the date set forth in the first paragraph hereof.

DECLARANT:

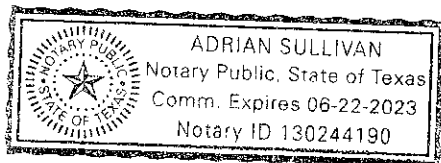
BLOOMFIELD HOMES, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation,
its General Partner

By: *Tim Stewart*
Tim Stewart – President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this 3 day of November 2020 personally appeared Timothy Stewart, Vice President of Bloomfield Properties, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein contained and in the capacity therein stated.



ASullivan
Notary Public

AFTER RECORDING RETURN TO:

Owners Association at Country Lakes, Inc.
1050 East Highway 114, Ste 210
Southlake, Texas 76092