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Denton County
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County Clerk

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Parties:
Direct- DRP COUNTRY LAKES LLC
Indirect-

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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.



THE STATE OF TEXAS)
COUNTY OF DENTON)

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed herein, and was duly RECORDED in the Official Records of Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas

**SECOND AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
OWNERS ASSOCIATION AT COUNTRY LAKES, INC.
[Regarding Reserves]**

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

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OWNERS ASSOCIATION AT COUNTRY LAKES, INC. (this "Second Amendment") is made this 19 day of April, 2013, by DRP Country Lakes, LLC, a Texas limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Wynne/Jackson Lakes Development, LP, a Texas limited partnership ("Original Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Owners Association at Country Lakes, Inc." on or about August 31, 2001, at Volume 4913, Page 01356 *et seq.* as Document No. 2001-R0091420 of the Deed Records of Denton County, Texas (the "Declaration"); and

WHEREAS, Original Declarant re-recorded the Declaration on or about March 4, 2003 at Volume 5282, Page 05843 *et seq.* as Document No. 2003-R0032136 which contained an Amended Exhibit D thereto (the "First Amendment"); and

WHEREAS, pursuant to Article XV of the Declaration, by an instrument entitled "Assignment and Transfer (Country Lakes)" effective June 7, 2010, and filed in the Real Property Records of Denton County, Texas on June 8, 2010, as Clerk's Document No. 2010-54870, Wynne/Jackson Lakes Development, L.P. assigned and transferred all rights, obligations and interest as Original Declarant under the Declaration to Declarant; and

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, Declarant 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, Declarant still owns property described in Exhibits "A" or "B" to the Declaration which are intended for development as part of the Properties; and

WHEREAS, pursuant to Article XVI, Section 2 of the Declaration, Declarant desires to unilaterally amend the Declaration as provided below, and such amendment shall have no material adverse effect upon any right of any Owner.

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

1. Article X, Section 4 of the Declaration is deleted in its entirety and replaced with the following:

Section 4. Reserve Budget and Capital Contribution. The Board of Directors shall cause reserve studies to be prepared for both general and Neighborhood purposes which take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required capital contribution in an amount sufficient to permit meeting the projected needs of the Association, as shown on the reserve study, with respect to both amount and timing by annual Assessments or Neighborhood Assessments, as appropriate, over the period of the reserve study. The capital contribution required, if any, shall be fixed by the Board and included within and distributed with the applicable budget and notice of assessments, as provided in Sections 2 and 3 of this Article.

2. The first paragraph of Article X, Section 12 of the Declaration is deleted in its entirety and replaced with the following:

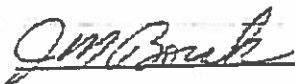
Section 12. Reserve Fund. Notwithstanding any other provision contained herein, the Association shall establish a Reserve Fund and be responsible for the maintenance of Common Areas and other significant Association infrastructure. This Reserve Fund shall not be co-mingled with any other Association funds. The Association shall make such deposits into the Reserve Fund such that the sum of the Association's contributions to the Reserve Fund for such year meets or exceeds the funding program recommended by the most current reserve study.

3. Except as modified by the First Amendment and this Second Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Second Amendment is hereby executed by a duly authorized officer of the Declarant on this 18 day of APRIL, 2013.

DRP COUNTRY LAKES, LLC,
A Texas limited liability company

By: National Rural Utilities Cooperative
Finance Corporation, its sole member

By: 

Name: JOHN M. BORAK

Title: _____

ACKNOWLEDGMENT

STATE OF ~~TEXAS~~ Virginia §
COUNTY OF London §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared John Borak, Senior Vice President of DRP Country Lakes, LLC, a Texas limited liability company, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of April, 2013.

Vanessa Davenport Gwathmey
Notary Public in and for the State of Texas

My Commission Expires: _____

PARWBWPG Directory-(Association Documents)\PUD,AMD\Country Lakes -2st Amend (reserves) (New Declarent).docx

