

VG-31-2016-80949

Denton County
Juli Luke
County Clerk

Instrument Number: 80949

Real Property Recordings
AMENDMENT

Recorded On: July 07, 2016 08:51 AM

Number of Pages: 3

**** Examined and Charged as Follows: ****

Total Recording: 34.00

***** **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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Record and Return To:

PONDEROSA VALLEY HOA INC
12389 FM 2449
PONDER TX 76259



STATE OF TEXAS
COUNTY OF DENTON

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

Juli Luke
County Clerk
Denton County, TX

**AMENDMENT TO THE MASTER DESIGN GUIDELINES
OF THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR PONDEROSA VALLEY**

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

This is an Amendment to the Master Design Guidelines which are part of the Declaration of Covenants, Conditions and Restrictions for Ponderosa Valley recorded on June 28, 1999 in Volume 4369, Page 287 et seq of the Real Property Records of Denton County, Texas. Per the Declaration of Covenants, Conditions and Restrictions for Ponderosa Valley an vote of the Class "A" Members was taken and affirmative votes representing at least two-thirds of the Class "A" Members in good standing was received; therefore the following Amendment was passed and adopted:

This amendment expands the guidelines for outdoor structures that was added to the Master Design Guidelines March 15, 2004. Cabana type structures are allowed to be constructed in addition to a barn/outbuilding and guesthouse.

In addition to a barn or outbuilding and guesthouse one (cabana, poolside cabana or outdoor kitchen) structure may be constructed on the premises according to the following guidelines:

1. The structure must be built on site; no move-in buildings allowed.
2. The structure will not exceed (3) three walls.
3. Size and material requirements:
 - a. Minimum 10'X15' and Maximum 30'X50';
 - b. Must have at least 42" of main home exterior masonry around the perimeter base; and
 - c. Minimum roof pitch 3:12.

All structures must meet county wind resistance requirements and be constructed of appropriate materials as approved by the ARC.

Outside finish and location must be aesthetically comparable with the main house and all plans. Specifications and photos must be presented to the ARC for approval.

Signed this 29 day of June, 2016.

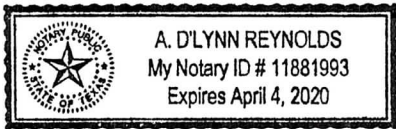
Ponderosa Valley Homeowners Association, Inc.

BY: [Signature]
Kent Kesselus
Its: President

THE STATE OF TEXAS §

COUNT OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on the 29 day of June, 2016, personally appeared Kent Kesselus, President of Ponderosa Valley Homeowners Association, Inc., and acknowledged that he executed the foregoing document on behalf of said home owners' association.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Ponderosa Valley HOA, Inc.
c/o Kent Kesselus
12389 FM 2449
Ponder, Texas 76259