

**Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222**

Document Number: 2020-0008379 -
Filed and Recorded - Real Records

AMENDMENT

Grantor: CJB DEVELOPMENT LLC

Pages: 7

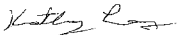
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Document Number:	2020-0008379	
Receipt Number:	R208529	
Amount:	\$41.00	
Recorded By:	Kisha Gallegos	

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.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office

TX POA MANAGEMENT LLC
510 W PEARL ST SUITE 100
GRANBURY, TX 76048



**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS
aka
SECOND AMENDMENT TO PROTECTIVE COVENANTS
FOR**

**SARATOGA AT GRANBURY, PHASE 1A AND 2A
AKA SARATOGA PHASES 1A & 2A**

**A Single-Family, Detached Residential Subdivision
an Addition to the City of Granbury,
including provisions relating to**

**SARATOGA AT GRANBURY HOMEOWNERS ASSOCIATION, INC.
Aka SARATOGA HOMEOWNERS ASSOCIATION, INC.
(A Texas Property Owners Association)**

PROPERTY AFFECTED**SARATOGA – PHASE 1A**

A tract of land situated in the Joshua Minett Survey, Abstract No. 351, City of Granbury, Hood County, Texas, containing 1,329,031 Square Feet or 30.510 Acres of land more or less, as described on the Final Plat of Saratoga, Phase 1A recorded on the 27th day of December, 2018 as Slide P-682 in the Hood County, Texas Plat Records, same being Lots 1 – 16, Block 1; Lots 1, 2, 4 – 10 & Common Area C, Block 2; Lots 1 – 7, Block 3, Lots 1 – 11, Block 4; Lots 1 – 35, Block 5; Lots 1 – 19 & Common Area B, Block 6, Lots 1 – 15, Block 7 & Lots 1 – 21 & Common Area A, Block 8, & being a RePlat of Eastwood Village Lot 1A, Slide A – 123-B, P.R.H.C.T. situated within the Joshua Minett Survey, Abstract No. 351 & U. Martin Survey, Abstract No. 384, City of Granbury, Hood County, Texas; and

SARATOGA – PHASE 2A

A tract of land situated in the Joshua Minett Survey, Abstract No. 351, City of Granbury, Hood County, Texas, containing 866,084 Square Feet or 19.883 Acres of land more or less, as described on the Final Plat of Saratoga, Phase 2A recorded on the 27th day of December, 2018 as Slide P-683 in the Hood County, Texas Plat Records, same being Lots 1 – 8, Block 9; Lots 1 – 21 & Common Area D, Block 10; Lots 1 – 7, Block 3, Lots 1 – 15, Block 13, Lots 1 – 38, Block 14.

Supplemental And Restated In Its Entirety Declaration of Covenants, Conditions, Easements And Restrictions (aka First Amended Protective Covenants), recorded as Document Number 2019-0016303 are intended for the benefit of and shall bind the Declarant and Declarant's respective successors in ownership of lots within the Subdivision from time to time, and shall constitute covenants running with the land; and

WHEREAS, Declarant further desires to continue to provide for the preservation, administration, and maintenance of portions of Saratoga, and to protect the value, desirability, and attractiveness of Saratoga; and, as an integral part of the development plan, Declarant deems it advisable to create a Homeowners Association to perform these functions and activities, more fully described in the documents described below; and

WHEREAS, Declarant declares that the Property described herein and in the First Amended Supplemental And Restated In Its Entirety Declaration of Covenants, Conditions, Easements And Restrictions (aka First Amended Protective Covenants), recorded as Document Number 2019-0016303, and as described in more detail in Appendix B, attached to the First Amended Protective Covenants, will continue to be owned, held, transferred, sold, conveyed, leased, occupied, used, insured, and encumbered subject to the terms, covenants, conditions, restrictions, stipulations, reservations, and easements of the First Amended Protective Covenants, as hereby amended, which run with the real property and bind all parties having or acquiring any right, title, or interest in any part of the Property, their heirs, successors, and assigns, and inure to the benefit of each Owner of any part of the Property. Declarant also declares that the Saratoga Subdivision shall be subject to the jurisdiction of the Saratoga At Granbury Homeowners Association, Inc.

NOW, THEREFORE, it is declared that all of the Subdivision shall be held, sold, and conveyed subject to the covenants, conditions, easements and restrictions as amended herein.

ARTICLE 9 COVENANT FOR ASSESSMENTS

ARTICLE 9, COVENANT FOR ASSESSMENTS, Section 9.4.2. Regular Assessments in Phases 1A and 2A of the Saratoga At Granbury Subdivision is hereby amended in the entirety to read as follows:

9.4.2. Regular Assessments. Regular assessments are based on the annual budget established annually in amounts sufficient to meet the reasonable operation expenses and reserve requirements of the Association to allow the Association to carry out its duties. Each Lot is liable for its equal share of the annual budget. Regular Assessments are due in advance for the period of the assessment. The initial Regular Assessment, pro-rated by Declarant for 2020 from the date of recording of this Declaration 2nd Amendment shall be Two Hundred and No/100 Dollars (\$200.00) per Lot semi-annually, or as otherwise established by the Association, whose Board shall

be charged with the responsibility of assessing the Members at least the amount necessary to pay the maintenance and operational expenses of the Association. If the Board does not approve an annual budget or fails to determine new Regular Assessments for any year following the Board's approval of the initial and subsequent annual budgets for the Association, or delays in doing so, Owners will continue to pay the Regular Assessment as last determined. If during the course of a year the Board determines that Regular Assessments are insufficient to cover the estimated Common Expenses for the remainder of the year, the Board may increase Regular Assessments for the remainder of the fiscal year in an amount that covers the estimated deficiency. Regular Assessments are used for Common Expenses related to the reoccurring, periodic, and anticipated responsibilities of the Association, including but not limited to:

- A. maintenance, repair, and replacement, as necessary, and as appropriate, administrative expenses of the Association and operating expenses of the Common Area, specifically including but not limited to all roadways, ponds, street lamps and fixtures, and all visibility, access and maintenance easements, screening fences, the Saratoga Subdivision entrance and traffic signage, and all other common areas and common facilities and amenities defined in this Declaration.
- B. utilities billed to the Association.
- C. services billed to the Association and serving all Lots.
- D. taxes on property owned by the Association and the Association's income taxes.
- E. management, legal, accounting, auditing, and professional fees for services to the Association.
- F. costs of operating the Association, such as telephone, postage, office supplies, printing, meeting expenses, and educational opportunities of benefit to the Association.
- G. premiums and deductibles on insurance policies and bonds deemed by the Board to be necessary or desirable for the benefit of the Association, including any required fidelity bonds and directors' and officers' liability insurance.
- H. contributions to the reserve funds.
- I. all costs of the Association's performance of its Property (including but not limited to all Lots) landscaping and maintenance obligations.
- J. any other expense which the Association is required by law or the Documents to pay, or which in the opinion of the Board is necessary or proper for the operation and maintenance of the Property or for enforcement of the Documents.

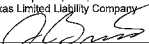
CERTIFICATION & ACKNOWLEDGMENT

As the Declarant of Saratoga and the initial and sole Member of the Saratoga Homeowners Association, Inc., I certify that the foregoing Declaration of Saratoga Homeowners Association, Inc. were adopted by the Board of Directors of Saratoga Homeowners Association, Inc. for the benefit of the Association and its Members.

SIGNED AND ACKNOWLEDGED on this 16th day of June, 2020.

DECLARANT:

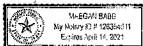
CJB Development, LLC,
a Texas Limited Liability Company


By: Jason Britt, Managing Member

STATE OF TEXAS

§
§
§

COUNTY OF HOOD



This instrument was acknowledged before me on this 16th day of June, 2020 by Jason Britt, President of CJB Development, LLC, a Texas limited liability company, on behalf of said corporation.


Notary Signature

After recording, please return to:

Eve Behan, Operations Manager
TX-POA Management, LLC,
510 W. Pearl Street, Suite 100
Granbury, Texas 76048