

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTION  
VERSAILLES ADDITION  
TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS**

STATE OF TEXAS            }  
COUNTY OF TARRANT    }

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VERSAILLES, an addition to the City of Southlake, Tarrant County, Texas (the "Amendment") is executed to be effective as of the 24<sup>th</sup> day of November, 1997 by VERSAILLES, LTD., a Texas Limited Partnership, (hereinafter referred to as "Declarant").

WITNESSETH:

A. Declarant is the Declarant under that certain Declaration of Covenants, Conditions and Restrictions for Versailles, an addition to the City of Southlake, Tarrant County, Texas (the "Declaration") dated July 28, 1996, recorded at County Clerk's File No. D196145237 in the Real Property Records of Tarrant County, Texas affecting certain real property more particularly described in the Declaration and on Exhibit "A" attached hereto and incorporated herein by reference for all purposes (the "Property").

B. Section 8.5(a) of the declaration provides for amendment or modification of the Declaration upon the express written consent of at least sixty-six and two-thirds percent (66-2/3%) of the outstanding votes of the Association. Section 8.5(a) of the Declaration also permits the Declarant, as long as Declarant is a "Class B" Member, to execute and record amendments to the Declaration without the consent or approval of any other party if the sole purpose of such amendment is for the purpose of correcting technical errors or for purposes of clarification.

C. Declarant is the current record owner of eighty-three (83) Lots out of a total of one hundred three (103) Lots included within the Property, and as such is the holder of five hundred fifteen votes (at five votes per each "Class B" Membership) out of a total of five hundred thirty five (535) total votes outstanding, or 96.3% of the outstanding votes of the Association. As a "Class B" Member, Declarant also has the right and authority to execute and record amendments to the Declaration without the consent or approval of any other party if the sole purpose of such amendment is for the purpose of correcting technical errors or for purposes of clarification.

D. Declarant does hereby execute this Amendment for the purpose of amending certain provisions of the Declaration.

NOW, THEREFORE, for good and valuable consideration and by the authority vested in Declarant as hereinabove recited, Declarant does hereby amend the Declaration as follows:

1. Article VII, Section 7.6(n) is hereby amended so that the last sentence in such paragraph shall now read: "such antennas shall be located inside the attic of the dwelling or garage except that, with the express written approval of the Committee, (i) one (1) television reception antenna may be permitted to be attached to a rear roof section of the dwelling so long as such antenna does not extend above such roof line more than four feet (4') and/or (ii) one (1) satellite dish television reception antenna may be placed in the rear yard of a dwelling or attached to a rear wall or rear side-wall of a dwelling so long as such satellite dish and its mounting apparatus shall be reasonably screened from view (in the sole judgment of the Committee) from adjacent Lots, streets and/or public areas".

2. Article VII, Section 7.6(q) is hereby amended to add the following sentence: "The height of any such structure shall not exceed twelve (12) feet, as measured from the adjacent ground line, and the architectural design and color scheme of such structure shall generally conform to the main dwelling located on such Lot".

3. Article VII, Section 7.11 is hereby deleted in its entirety and replaced with the following:

**7.11 FENCES AND WALLS.** All fences and walls located on the Property shall be constructed of masonry, brick, wrought iron, wood or other comparable material approved by the Committee. No fence or wall on any Lot shall extend nearer to any street than the front of the residence thereon. Except as otherwise SPECIFICALLY approved by the Committee, all streetside side yard fencing on corner Lots shall be set no closer to the adjacent side street than the side yard building set back line as shown on the Subdivision Plat. No portion of any fence shall exceed eight feet (8') in height. Any fence or portion thereof that faces a public street shall be constructed so that all structural members and support posts shall be on that side of the fence away from the street so that they are not visible from any public right-of-way. Wood fencing shall be constructed of Red Cedar or spruce material or Committee approved equal with 1"x 4" or 1"x 6" flat top pickets. Wrought iron metal fencing shall be picket style with maximum 4" tine spacing with minimum 2" top and bottom rails with 4' posts. All wrought iron fencing shall be painted black or as otherwise specifically approved in writing by the Committee. No chain link ("Cox") or other type of woven wire fencing shall be permitted on any Lot, except, with the express written approval of the

Committee, for enclosing dog runs provided such use is within the rear yard of a dwelling and such yard is enclosed with a solid fence and such wire fencing is not readily visible from adjacent Lots or streets or other public areas.

4. Article VII, Section 7.14 is hereby deleted in its entirety and replaced with the following:

7.14 CHIMNEY STACKS: Chimney stacks on front and side exterior walls of the dwelling or that are readily visible from the street shall be encased with brick or masonry matching or complimentary to the main dwelling. Where chimney stacks are located on the rear wall of the dwelling or are extended through the roof line on a rear section of roof, such stacks may be faced with wood siding of a like kind matching the trim of the dwelling. All framed chimney stacks shall have a metal top cap. No "stove pipe hat" exposed pipe, metal chimney flues shall be allowed.

5. Article VII, Section 7.16 is hereby deleted in its entirety and replaced with the following:

7.16 LANDSCAPING: Landscaping of each Lot shall be completed within sixty (60) days after the main dwelling structure on the Lot is completed, subject to extensions for delay caused by inclement weather. Minimum landscaping requirements for each dwelling constructed on the Lots shall include fully sodded grass front and side yards, a minimum of twenty (20) five (5) gallon shrubs and a minimum of three (3) four inch (4") caliper trees in the front or side yards of the Lot. All dwellings shall have an automatic underground irrigation system covering the front yard and the side yards of the Lot adjacent to the dwelling structure.

6. Capitalized terms which are used herein, but are not otherwise defined, shall have the same meaning given to such terms in the Declaration.

7. Except as amended by this Amendment, the Declaration remains in full force and effect and in accordance with its terms as therein stated.

EXECUTED to be effective as of the day and year above first written.

VERSAILLES, LTD.  
a Texas limited partnership

By: D.D. PARTNERS, INC.  
a Texas corporation,  
General Partner

By:   
John F. Dickerson, President

STATE OF TEXAS }  
County of Dallas }

This instrument was acknowledged before me on the 24<sup>th</sup> day of November, 1997, by JOHN F. DICKERSON, President of D.D. Partners, Inc., a Texas corporation, General Partner of VERSAILLES, LTD., a Texas limited partnership on behalf of said corporation and limited partnership.



*Becky W. Desco*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

(Printed Name)

Unofficial COPY

EXHIBIT "A"

BEING 103 Lots out of VERSAILLES, an addition to the City of Southlake, Texas according to the recorded plat thereof filed of record at Clerk's File No. D-196145237 in the Map Records of Tarrant County, Texas and more particularly described as follows:

Common Area 1, Block 1;  
Lots 1 through 4, Block 1;  
Lots 1 through 34, Block 2;  
Lots 1 through 21, Block 3;  
Lots 1 through 29, Block 4 and;  
Lots 1 through 14, Block 5,

being a total of 103 lots.

Unofficial Copy

D197217944  
VERSAILLES LTD  
8333 DOUGALS #1300 LB 72  
DALLAS TX 75225

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

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O F F I C I A L R E C E I P T

T O: VERSAILLES LTD

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
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T O T A L : D O C U M E N T S 01 F E E S : 17.00

B Y \_\_\_\_\_

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE  
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.