

AFTER RECORDING PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry, Oddo, Austin & Fletcher, P.C.
3850 Bank One Center
1717 Main Street
Dallas, Texas 75201

FIRST SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WIMBLEDON ON THE CREEK

(Annexation of Wimbledon on the Creek Phase 2)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

THIS FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR WIMBLEDON ON THE CREEK (the "First
Supplement"), is made on the date hereinafter set forth by BEAZER HOMES TEXAS, L.P., a
Texas limited partnership ("Declarant") for the purpose of imposing certain covenants, conditions
and restrictions upon the Additional Property as defined below.

W I T N E S S E T H:

WHEREAS, Centennial Homes, Inc., d/b/a Trendmaker Homes filed for record that certain
Declaration of Covenants, Conditions and Restrictions for Wimbledon On The Creek on July 7, 1995

which is recorded under Volume 12021, Page 0122, et seq. of the Real Property Records of Tarrant County, Texas (the "Original Declaration"); and

WHEREAS, Beazer Homes Texas, L.P. became the Declarant under the Original Declaration by virtue of that certain Special Warranty Deed from Centennial Homes, Inc. executed on June 25, 1996; and

WHEREAS, Declarant is the owner of that certain real property more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes (the "Additional Property"); and

WHEREAS, Article XI, Section of the Original Declaration provides for annexation by the Declarant of additional property to the Original Declaration; and

WHEREAS, Declarant desires to annex the Additional Property to the Original Declaration and subject the Additional Property to the terms and conditions of the Original Declaration.

NOW, THEREFORE, Declarant hereby annexes the Additional Property to the Original Declaration for all purposes and declares that all of the Additional Property shall be held, sold, occupied and conveyed subject to the easements, charges, restrictions, covenants and conditions set forth in the Original Declaration, the Original Declaration being incorporated herein by reference as if set forth verbatim, for the purpose of enhancing and protecting the value, desirability and attractiveness of the Additional Property and the Property (as defined in the Original Declaration). The easements, covenants, restrictions and conditions contained in the Original Declaration shall run with the Additional Property and be binding on all parties having or acquiring any right, title or interest in the Additional Property or any part thereof, their heirs, successors and assigns, and shall

insure to the benefit of Declarant and each Owner thereof. A mutual grant and reservation of rights and easements of the Owners is hereby made in and to the existing and annexed common property and facilities, if any. A Vendor's Lien as to the Additional Property is herein reserved in favor of

the Wimbledon On The Creek Homeowners Association, Inc., in the same manner as provided in the Original Declaration, to secure collection of Assessments as provided for, authorized or contemplated in the Original Declaration.

IN WITNESS WHEREOF, Beazer Homes Texas, L.P. has caused this instrument to be executed as of this 30th day of March, 1999.

BEAZERHOMES TEXAS, L.P.

By: Beazer Holdings of Texas, Inc., General Partner

By:  _____
Iain Reekie, Director of Sales

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 30th day of March, 1999, by Iain Reekie, Director of Sales of Beazer Holdings of Texas, Inc., a Texas corporation, General Partner of Beazer Homes Texas, L.P., a Texas limited partnership.

[SEAL]

Notary Public, State of Texas

EXHIBIT A

WHEREAS, Centennial Homes, Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land being a portion of Lot 39, Block 1 of The Estates of Wimbledon, Section Two as recorded in Volume 388-204, Page 17 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) situated in the A. J. Stephens Survey, Abstract Number 1427, in the City of Arlington, Tarrant County, Texas, same being a portion of that certain tract of land conveyed to Centennial Homes, Inc., described in deed recorded in Volume 11390, Page 697 (P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the west right-of-way line of Mansfield Road (70' R.O.W.), also the southeast of said Lot 39;

THENCE N 87°32'58" W, 193.33 feet to a 1/2" iron rod found at the southeast corner of Lot 38, Block 1 of The Estates Above Wimbledon, Section One as shown on plat recorded in Volume 388-179, Page 66 (P.R.T.C.T.);

THENCE with the east line of The Estates Above Wimbledon, Section One, the following four courses and distances;

N 32°55'45" W, 600.00 feet to a 1/2" iron rod found;

N 57°04'15" E, 90.00 feet to a 1/2" iron rod found at the beginning of a tangent curve to the left, having a central angle of 90°00'00", a radius of 220.00 feet, a tangent length of 220.00 feet, and a chord bearing of N 12°04'15" E, with a chord length of 311.13 feet;

Northeasterly, an arc length of 345.58 feet along said curve to a 1/2" iron rod found;

N 32°55'45" W, 91.38 feet to a 5/8" iron rod capped "Carter & Burgess" set;

THENCE N 57°04'15" E, 120.00 feet to a 5/8" iron rod capped "Carter & Burgess" set;

THENCE S 32°55'45" E, 25.82 feet to a 5/8" iron rod capped "Carter & Burgess" set;

THENCE N 57°04'15" E, 50.00 feet to a 5/8" iron rod capped "Carter & Burgess" set;

THENCE S 32°55'45" E, 74.69 feet to a 5/8" iron rod capped "Carter & Burgess" set for the beginning of a tangent curve to the right, having a central angle of 07°50'04", a radius of 285.00 feet, a tangent length of 19.52 feet, and a chord bearing of S 29°00'43" E, with a chord length of 38.94 feet;

THENCE Southeasterly, an arc length of 38.97 feet along said curve to a 5/8" iron rod capped "Carter & Burgess" set;

THENCE N 69°37'02" E, 152.00 feet to a 5/8" iron rod capped "Carter & Burgess" set on the west right-of-way line of said Mansfield Road, also the beginning of a non-tangent curve to the left, having a central angle of 11°14'39", a radius of 1835.00 feet, a tangent length of 180.64 feet, and a chord bearing of S 10°04'08" E, with a chord length of 359.54 feet;

THENCE Southeasterly, an arc length of 360.12 feet along said curve to a 5/8" iron rod capped "Carter & Burgess" set;

THENCE S 15°41'28" E, 200.00 feet, continuing with the west right-of-way line of Mansfield Road, to a 1/2" iron rod found at the beginning of a tangent curve to the right, having a central angle of 44°09'38", a radius of 565.00 feet, a tangent length of 229.20 feet, and a chord bearing of S 06°23'18" W, with a chord length of 424.77 feet;

THENCE Southwesterly, an arc length of 435.47 feet along said curve, to the POINT OF BEGINNING, containing 8.399 Acres (365,888 square feet) of land, more or less.

D199080133
JUDD A AUSTIN JR
1717 MAIN ST
DALLAS TX 75201

-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

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T

T O : H E N R Y O D D O A U S T I N & F L E T C H E R

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
99202095	DR91	T025417	04/01/99	14:24

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D199080133	WD	990401	14:24	CK 2676

T O T A L : D O C U M E N T S : 01 F E E S : 15.00

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.