

When recorded, return to:

06254

2189

0958

VOL.

PG.

R. Gordon Hall
LATC Partners, Ltd.
1315 Turner Street
League City, Texas 77573

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS CHARGES AND LIENS

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS CHARGES AND LIENS (this "Amendment") is entered into effective as of November 1, 2005, by and between LATC PARTNERS, LTD., a Texas limited partnership ("Developer"), and RODNEY O. DUREE ("Duree") (Developer and Duree are collectively referred to herein as "Declarant").

RECITALS:

A. Declarant entered into that certain Declaration of Covenants, Conditions and Restrictions, Easements, Charges and Liens (the "Declaration"), dated December 17, 2002, which was recorded on Dec. 17, 2002, in Volume 1875, Page 0188, of the Real Property Records of Hood County, Texas.

B. Section 11.3 of the Declaration provides that the Declaration may be unilaterally amended by Declarant at any time prior to the Control Transfer Date, and as of the date of this Amendment, the Control Transfer Date has not occurred.

C. Declarant desires to amend the Declaration as set forth below.

AGREEMENTS:

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged and confessed, the parties hereby agree as follows:

1. The above recitals are incorporated herein by this reference. All capitalized terms not otherwise defined herein shall have the same meaning as ascribed to them in the Declaration.

2. The Declaration is hereby amended by adding the following language as Section 4.16 thereof:

"Bentonite Liner at Ski Lake. The private lake within the subdivision commonly known as the Ski Lake, has had or will have, a bentonite liner installed around the bottom and sides of the lake. In no event shall any developer, owner, occupant or any other person or entity, puncture the bentonite liner. Nothing herein shall prevent the construction of boat docks, piers, or other structures in accordance with Section 3.10 hereof, so long as such

boat docks, piers, or other structures are constructed using reasonable and customary construction methods to protect the bentonite liner."

2189

0959

PG.

3. Except as amended or supplemented hereby, the Declaration shall remain in full force and effect, enforceable in accordance with its terms.

[The remainder of this page has been intentionally left blank.]

DEVELOPER'S SIGNATURE PAGE

2189

0960

VOL.

PG.

IN WITNESS WHEREOF, the parties have executed this FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS CHARGES AND LIENS to be effective as of the day and year first above written.

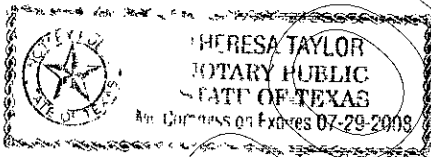
LATC PARTNERS, LTD.,
a Texas limited partnership

By: LSF Development Corporation,
a Texas corporation,
its General Partner

By: R. Gordon Hall
R. Gordon Hall, President

STATE OF TEXAS)
) ss.
COUNTY OF Hood)

This instrument was acknowledged BEFORE me on the 6 day of Dec, 2005, by R. Gordon Hall, President of LSF Development Corporation, a Texas corporation, general partner of LATC Partners, Ltd., a Texas limited partnership, on behalf of said limited partnership.



Theresa Taylor
Notary Public

My commission expires: 7-29-08

DUREE'S SIGNATURE PAGE

2189
VOL.

0961
PG.

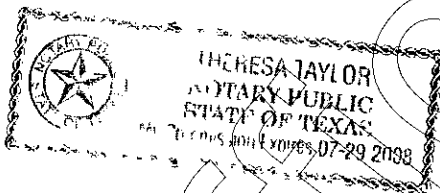
IN WITNESS WHEREOF, the parties have executed this FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS CHARGES AND LIENS to be effective as of the day and year first above written.

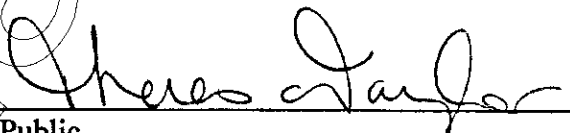


RODNEY O. DUREE

STATE OF TEXAS)
) ss.
COUNTY OF Hood)

This instrument was acknowledged BEFORE me on the 6 day of Dec, 2005, by RODNEY O. DUREE.






Notary Public

My commission expires: 7-29-08

FILED FOR RECORD
AT 8:00 A M


APR 13 2006



County Clerk, Hood County, TX

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 on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF HOOD COUNTY TEXAS, in the Volume and Page as shown hereon





SALLY OUBRE, County Clerk
Hood County Texas