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**Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**SECOND AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
HENCKEN RANCH ESTATES**

INTRODUCTORY PROVISIONS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Hencken Ranch Estates was recorded on June 7, 2017, under Instrument No. D217129152 in the Official Public Records of Tarrant County, Texas (“*Declaration*”); and

WHEREAS, the Declaration affects certain tracts or parcels of real property located in the City of Fort Worth, Tarrant County, Texas, more particularly described in the Declaration, including amendments and supplements thereto (“*Addition*”); and

WHEREAS, the Declaration was amended by virtue of the 1st Amended Declaration of Covenants, Conditions and Restrictions for Hencken Ranch Estates, filed on March 6, 2019, as Instrument No. D219044324 in the Official Public Records of Tarrant County, Texas (“*First Amendment*”); and

WHEREAS, under Article X, Section 10.02(b) of the Declaration, the Declaration may be amended by the affirmative vote or consent of at least sixty-seven percent (67%) of the Owners of

Hencken Ranch Estates Property Owners Association, a Texas nonprofit corporation (“Association”) at a meeting duly called for such purpose; and

WHEREAS, on January 24, 2023, at a meeting of the Members of the Association, the following amendments to the Declaration were proposed and approved by the affirmative vote or consent of at least sixty-seven percent (67%) of the Owners voting in person, by proxy, or as otherwise allowed by law, at a meeting duly called for such purpose; and

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article IV, Section 4.15 of the Declaration is hereby deleted and amended to read, in its entirety, as follows:

4.15 Garage, Barns, and Outbuildings. Each residential dwelling erected on any Lot shall provide garage space for a minimum of two (2) conventional automobiles. Detached garages, carports, barns, outbuildings, and storage rooms must be approved in writing by the Committee, and must meet the following minimal requirements: (i) the building must be a minimum of 30’ behind the residence, but no closer than 10’ to the rear of the property line and no closer than 10’ to the side property line; (ii) the building at its highest point may not exceed 18’; (iii) the square footage for any building not attached to the residence (excluding porches, patios, terraces, or over-hang of roof(s)) shall not exceed 1,600 square feet, and any building with square footage in excess of 200 square feet shall be placed on a concrete foundation; and (iv) the building must be constructed of metal or masonry material as may be approved by the Committee. No garage shall ever be changed, altered, reconstructed or otherwise converted for any purpose inconsistent with the garaging of automobiles. Any detached garages constructed under this section shall provide garage space for no more than three (3) automobiles. Driveways shall be of full concrete. The roof pitch of any out building shall be 3/12 or greater. No outbuilding, detached garage, or barn shall be constructed before the residence, although it can be constructed at the same time as the residence is being built.

2. Article IV, Section 4.18 of the Declaration is hereby deleted and amended to read, in its entirety, as follows:

4.18 Trash Receptacles and Collection. Each Lot Owner shall make or cause to be made appropriate arrangements with the appropriate governmental entity for collection and removal of garbage and trash on a regular basis. Each and every Owner shall observe and comply with any and all regulations or requirements promulgated by the governmental entity, in connection with the storage and removal of trash and garbage.

No bags, boxes, or containers deemed as trash or used for the storing or disposal of trash, garbage, refuse, rubble or debris, other than receptacles specifically designated for such or secured by an appropriate governmental entity for collection and removal of garbage and trash on a regular basis, shall be stored, kept, placed or maintained on any Lot where visible from any street except solely on the day(s) designated for the removal of garbage and may be placed in front of a residence on or beside a street for removal but shall be removed from the front of the Lot before the following day. All trash, garbage, or waste matter shall be kept in adequate containers which shall be constructed of metal, plastic or masonry materials, with tightly fitting lids, or other containers approved by the governmental entity, shall be maintained in a clean and sanitary condition, and which shall not be stored within the front 2/3rds of the residence. Owners may screen the container(s) by a structure approved by the Committee.

All Lots shall at all times be kept in a healthful, sanitary, and attractive condition. No Lot shall be used or maintained as a dumping ground for garbage, trash, junk or other waste matter.

No Lot shall be used for open storage of any materials whatsoever, except that new building materials used in the construction of improvements erected on any Lot may be placed upon such Lot at the time construction is commenced and may

be maintained thereon for a reasonable time, so long as the construction progresses without unreasonable delay, until completion of the improvements, after which the materials shall either be removed from the Lot or stored in a suitable enclosure on the Lot. No garbage, trash, debris, or other waste material of any kind shall be burned on any Lot. Care should be taken when loading trucks and hauling trash to prevent spillage while in transit. A trash container enclosure will be required on each construction site. At the end of each workday, materials must be stored neatly, and all trash placed in the trash enclosure.

The terms and provisions of the Declaration, except as modified herein, are hereby declared to be in full force and effect with respect to the Addition. The Addition shall continue to be held, occupied, sold and conveyed subject to the terms and conditions of the Declaration, the First Amendment, and this Second Amendment which shall run with title to the Addition and are binding on all parties having any right, title or interest in and to the Addition or any part thereof, including their heirs, representatives, successors, transferees and assigns, and shall inure to the benefit of each Owner thereof.

IN WITNESS WHEREOF, the Board of Directors of the Association has caused this Second Amendment to the Declaration to be filed with the office of the Tarrant County Clerk and is made to be effective as of the 24th day of January, 2023.

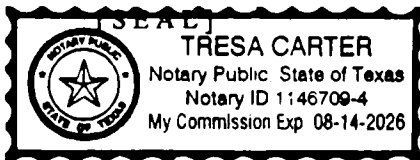
ASSOCIATION:

**HENCKEN RANCH ESTATES
PROPERTY OWNERS ASSOCIATION,
a Texas nonprofit corporation**

By: Michelle Parsons
Michelle Parsons
Its: President

STATE OF TEXAS §
 §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned Notary Public, on this 26 day of May, 2023, personally appeared, Michelle Parsons, the duly-elected President of Hencken Ranch Estates Property Owners Association, a Texas nonprofit corporation, known to me to the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and the capacity therein expressed.



Tresa Carter
 Notary Public, State of Texas

**CERTIFICATION OF APPROVAL
 OF THE**

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS,
 CONDITIONS AND RESTRICTIONS FOR HENCKEN RANCH ESTATES**

I, ASHLEY MORTIMER, the duly elected Secretary of Hencken Ranch Estates Property Owners Association, a Texas nonprofit corporation, hereby certify:

That the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Hencken Ranch Estates ("Declaration") was approved by the affirmative vote or consent of at least 67% of the Owners of Hencken Ranch Estates Property Owners Association, a Texas nonprofit corporation ("Association") at the duly-convened Meeting held on January 24, 2023, as evidenced and recorded in the records of the Association, and that the same does now constitute an official amendment to the Declaration of the Association and shall be filed of record with the office of the Tarrant County Clerk.

By: Ashley Mortimer, Secretary
05/26/2023