

Grayson County
Wilma Bush
County Clerk
Sherman, TX 75090

Instrument Number: 2019 - 11613

ERecordings-RP

Recorded On: May 20, 2019 09:54 AM

Number of Pages: 5

Parties: GREYWOOD HEIGHTS

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described Document because of color or race is invalid and unenforceable under federal law.

File Information:

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STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush
County Clerk
Grayson County, TX

After Recording Please Return To:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

**FIRST AMENDMENT TO THE DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
GREYWOOD HEIGHTS**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Greywood Heights Estates, recorded on January 25, 2019, under Instrument No. 2019-1743 in the Official Public Records of Grayson County, Texas (the "*Declaration*") by Grayson County Lots, LLC, a Texas limited liability company (hereinafter referred to as the "*Declarant*"); and

WHEREAS, the Declaration affects certain tracts or parcels of real property located in the City of Van Alstyne, Grayson County, Texas, more particularly described on Exhibit A attached hereto (the "*Addition*"); and

WHEREAS, under Article 17, Section 17.2 of the Declaration, so long as Declarant owns at least one (1) Lot, the Declaration may be amended or revoked only by Declarant, and no other Owner shall have a vote regarding amendment or revocation; and

WHEREAS, Declarant owns at least one (1) Lot; and

WHEREAS, the following amendment to the Declaration has been approved by Declarant.

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

- Item No. 22 of Exhibit C -- Construction Related Restrictions is hereby deleted and amended to read, in its entirety, as follows:

22. LANDSCAPING. Each residence shall be landscaped and sodded on the front and side yards within one hundred and twenty (120) days after the date on which the carpet has been installed in the Residence. The landscaping of each Lot shall be principally grass sod unless otherwise approved in writing by the ACC. The owner shall keep the yard sufficiently watered to ensure adequate growth of the grass and to preserve and maintain the landscape in a healthy and attractive condition.

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 and this First 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, Declarant has caused this First Amendment to the Declaration in accordance with Article 17 of the Declaration and approved same for recording in the Official Public Records of Grayson County, Texas.

Signed this 17 day of May, 2019.

DECLARANT

GRAYSON COUNTY LOTS, LLC,
a Texas limited liability company,

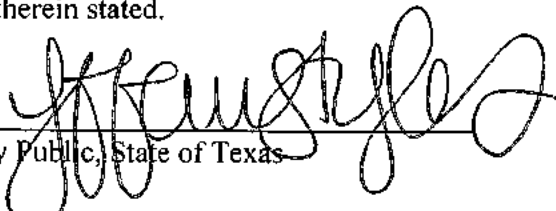
By: 
B. Nelson Mitchell, Jr.
Its: Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this the 17 day of May, 2019, appeared B. Nelson Mitchell, Jr., Manager of Grayson County Lots, LLC, a Texas limited liability company, on behalf of said entity, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

[SEAL]



Notary Public, State of Texas

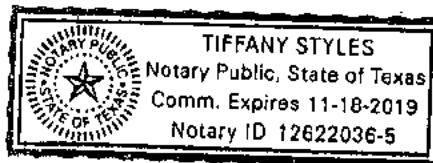


EXHIBIT A

Those tracts and parcels of real property located in the City of Van Alstyne, Grayson County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants, Conditions and Restrictions for Greywood Heights, filed on January 25, 2019, and recorded under Instrument No. 2019-1743 in the Official Public Records of Grayson County, Texas, including amendments and supplements thereto; and**
- All property subject to the **Final Plat of Greywood Heights, an Addition to the City of Van Alstyne, Grayson County, Texas, according to the Plat recorded as Instrument No. 2018-149, including replats and corrections, of the Plat/Map Records of Grayson County, Texas.**