

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2023 - 33618

ERecordings-RP

Recorded On: December 21, 2023 09:20 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$24.00

******* 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:

Document Number: 33618
Receipt Number: 20231221000021
Recorded Date/Time: December 21, 2023 09:20 AM
User: Crystal T
Station: CLERK06

Record and Return To:

CSC Global
100 W. Houston Ste. 17

SHERMAN TX 75090



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.

Deana Patterson
County Clerk
Grayson County, TX

After Recording, Please Return To:

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

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

**THIRD 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 (“*Declaration*”) by Grayson County Lots, LLC, a Texas limited liability company (“*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 in the Declaration, including amendments and supplements thereto (“*Addition*”); and

WHEREAS, the Declaration was amended by virtue of the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Greywood Heights Estates, recorded on May 20, 2019, under Instrument No. 2019-11613 in the Official Public Records of Grayson County, Texas (“*First Amendment*”); and

WHEREAS, the Declaration was amended by virtue of the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Greywood Heights Estates, recorded on

November 27, 2019, under Instrument No. 2019-28913 in the Official Public Records of Grayson County, Texas (“*Second Amendment*”); 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:

- Section 7.3 of Article 7 of the Declaration is hereby deleted and amended to read, in its entirety, as follows:

7.3 LEASE RESTRICTIONS. A Residence may be leased for a period of not less than one (1) year. Short term house swapping, renting or leasing arrangements, including agreements (any term less than one (1) year) through Airbnb, VRBO, Vacasa, Expedia, Trip Advisor, Swimply, or similar platforms is specifically and expressly prohibited. No portion of a Residence or Lot (other than the entire Residence) may be leased. All leases must be in writing and a copy of the lease, along with contact information for the adult occupants and vehicles, shall delivered to the Association within ten (10) days after its execution. All tenants and occupants shall be bound by the Restrictions, but the lease of a Residence shall not discharge the Owner from compliance with any of the obligations and duties of the Owner. All leases shall make reference to the Restrictions and Owners shall provide tenants with a copy of this Declaration. All leases shall be subject to this Declaration and the other documents of the Association, regardless of whether the lease makes specific reference to them or whether the Owner delivers this Declaration to the tenant. This Section 7.3 shall also apply to assignments and renewals of leases. The Board shall have the express authority to promulgate, adopt, and enforce additional leasing or occupancy rules, including penalties for infractions thereof.

