

Grayson County  
Wilma Bush  
County Clerk  
Sherman, TX 75090

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Instrument Number: 2019 - 28913

ERecordings-RP

Recorded On: November 27, 2019 08:56 AM

Number of Pages: 3

Parties: GRAYSON COUNTY LOTS LLC

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**" Examined and Charged as Follows: "**

Total Recording: \$20.00

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

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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

Courtesy / Greywood / 139 / STA / AS

SECOND AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
GREYWOOD HEIGHTS

STATE OF TEXAS                    §  
   §        KNOW ALL BY THESE PRESENTS:  
COUNTY OF GRAYSON           §

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREYWOOD HEIGHTS (this "Second Amendment") is made this 25 day of November, 2019, by GRAYSON COUNTY LOTS, LLC, a Texas limited liability company (the "Declarant").

WITNESSETH:

WHEREAS, Declarant prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Greywood Heights" on January 25, 2019, as Instrument Number 2019-1743 of the Real Property Records of Grayson County, Texas (the "Declaration"); and

WHEREAS, the Declaration was amended by that certain instrument entitled "First Amendment to Declaration of Covenants, Conditions, and Restrictions for Greywood Heights" and recorded on May 20, 2019, as Instrument Number 2019-11613 of the Real Property Records of Grayson County, Texas (the "First Amendment"); and

WHEREAS, Article 13, Section 13.1 of the Declaration provides that the Declarant shall have the unilateral right to amend the Declaration during the Development Period (as therein so defined); and

WHEREAS, Section 209.0041(h) of the Texas Property Code provides that a declaration may be amended only by a vote of 67% of the total votes in the association; and

WHEREAS, Section 209.0041(d) of the Texas Property Code provides that Section 209.0041 does not apply to the amendment of a declaration during the development period; and

WHEREAS, the Property is currently in the Development Period as defined in Article 1, Section 1.1 of the Declaration; and

WHEREAS, Declarant has approved of the following amendment to the Declaration,

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

1. Article 11, Section 11.9(a) of the Declaration is amended by deleting that subsection in its entirety and replacing it with the following:

(a) Each Owner (other than Declarant or Builder) of a Lot will pay a working capital contribution to the Association (the "Contribution") in an amount equal to Five Hundred and No/100 Dollars (\$500.00), which amount will be due immediately upon the transfer of title to the Lot. This working capital contribution shall apply to subsequent resales of a Lot. The working capital contribution may be increased without amendment to this Declaration, by the Board, by no more than twenty-five percent (25%) per year. The Board may transfer the funds to the Association's reserve fund account. The Contribution will be in addition to, not in lieu of, any other assessments or other charges levied in accordance with this Article and will not be considered an advance payment of such assessments.

2. Except as modified by the First Amendment and this Second Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Second Amendment is hereby executed by a duly authorized representative of the Declarant on this 25 day of November, 2019.

DECLARANT:

GRAYSON COUNTY LOTS, LLC, a Texas limited liability company

By: 

Printed Name: B. Nelson Mitchell, Jr.

Title: President

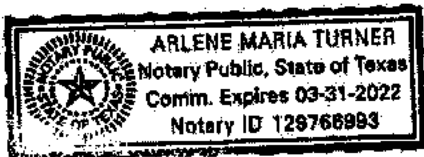
STATE OF TEXAS

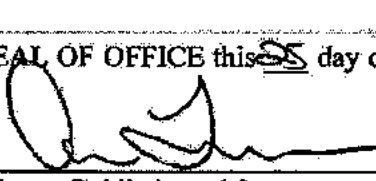
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COUNTY OF TARRANT

The foregoing instrument was acknowledged before me this 25 day of November, 2019, by B. Nelson Mitchell, Jr., the President of GRAYSON COUNTY LOTS, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of Nov, 2019.



  
Notary Public in and for  
the State of Texas

My Commission Expires: 3-31-22