

Mary Louise Nicholson

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AFTER RECORDING RETURN TO:

**KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701**

**FOURTH SUPPLEMENT AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

LLANO SPRINGS

[TARRANT COUNTY, TEXAS]

**Declarant: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas
limited partnership**

Cross reference to (i) Declaration of Covenants, Conditions and Restrictions for Llano Springs, recorded under Instrument No. D207074360 in the Official Public Records of Tarrant County, Texas; and (ii) Assignment and Assumption of Declarant Rights, recorded under Instrument No. 220002120 in the Official Public Records of Tarrant County, Texas.

**FOURTH SUPPLEMENT AND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
LLANO SPRINGS**

This Fourth Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions for Llano Springs (this "**Amendment**") is made by **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership ("**Declarant**"), and is as follows:

RECITALS:

A. BP 367 Fort Worth Ltd., a Texas limited partnership ("**BP**") executed: (i) that certain Declaration of Covenants, Conditions and Restrictions for Llano Springs, recorded under Instrument No. D207074360 in the Official Public Records of Tarrant County, Texas; (ii) that certain First Supplemental Declaration of Covenants, Conditions and Restrictions for Llano Springs, recorded as Instrument No. D207161341 in the Official Public Records of Tarrant County, Texas; and (iii) that certain Second Supplemental Declaration of Covenants, Conditions and Restrictions for Llano Springs, recorded under Instrument No. D207453352 in the Official Public Records of Tarrant County, Texas (collectively, the "**Original Declaration**").

B. BP assigned all of its rights as Declarant (as defined in the Original Declaration) to FWHL, Inc., a Texas corporation ("**FWHL**") by that certain Blanket Conveyance and Assignment of Rights and Interests, recorded under Instrument No. D211051375, Official Public Records of Tarrant County, Texas.

C. FWHL assigned all of its rights as Declarant to MMCAD, LLC, a Texas limited liability company ("**MMCAD**") by that certain Blanket Conveyance and Assignment of Rights and Interests, recorded under Instrument No. D211051722, Official Public Records of Tarrant County, Texas.

D. MMCAD assigned all of its rights as Declarant to Wilbow-Llano Springs Development Corporation, a Texas corporation ("**Wilbow**") by that certain Assignment and Assumption of Declarant Rights, recorded under Instrument No. D216076670, Official Public Records of Tarrant County, Texas.

E. Wilbow assigned all of its rights as Declarant to Declarant by that certain Assignment and Assumption of Declarant Rights, recorded under Instrument No. D220002120, Official Public Records of Tarrant County, Texas.

F. Declarant previously executed that certain Third Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions for Llano Springs, recorded under Instrument No. D220077213 in the Official Public Records of Tarrant County, Texas (the "**Third Supplement**"). The Original Declaration, together with all assignments of and amendments

and/or supplements thereto to date, including but not limited to the Third Supplement, are referred to herein collectively as the “**Declaration**”.

G. *Section 10.04* of the Declaration provides that the Declaration may be amended by Recording an instrument setting forth the amendment executed and acknowledged by the Declarant acting alone.

H. Declarant desires to amend the Declaration as set forth herein below.

NOW THEREFORE, Declarant hereby amends and modifies the Declaration as follows:

1. **Building Materials.** *Section 2.07* of the Declaration is hereby deleted in its entirety and replaced with the following:

2.07 Building Materials. The total exterior wall area (“**Exterior Wall**”) of each residence constructed on a Lot shall not be less than twenty-five percent (25%) brick, brick veneer, stone, stone veneer, or other masonry material (“**Masonry**”) approved in writing by the Architectural Control Committee (but not less than the minimum percentage as established by the City by ordinance or building code requirement). Windows, doors and other openings are excluded from calculation of total exterior wall area. No material on the exterior of any building or other improvement except wood, hardboard or stucco, shall be stained or painted without the prior written approval of the Architectural Control Committee.

2. **Roofs.** *Section 2.11* of the Declaration is hereby deleted in its entirety and replaced with the following:

2.11 Roofs. The roofs of the principal and secondary structures constructed on a Lot which are exposed to public view shall be wood shingle, shake, slate, clay, neutral tone tile, or quality 25-year asphalt shingles and of earth tone color that appear to be either weathered wood, black slate, or barkwood color, unless some other material is approved in writing by the Architectural Control Committee. All residences shall have a minimum of 6:12 and maximum 12:12 roof pitch on the major portions of the building unless otherwise approved in writing by the Architectural Control Committee.

3. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED TO BE EFFECTIVE on the 7th day of April, 2020.

DECLARANT:

**LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.,**
a Texas limited partnership

By: U.S. Home Corporation,
a Delaware corporation, its General Partner

By: [Signature]
Printed Name: Jennifer Eller
Title: Authorized Agent

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on April 7th, 2020
by Jennifer Eller Authorized Agent of U.S. Home Corporation, a
Delaware corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd.,
a Texas limited partnership, on behalf of such corporation and limited partnership.

(SEAL)

[Signature]
Notary Public Signature

