

13

**FIRST AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LAKEVIEW RANCH, PHASE I**

014455

This First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I is effective as of this 31st day of January, 2001.

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I (the "Declaration") was executed by Lakeview Ranch, LP, as Declarant, and recorded in Volume 4613, Pages 00008 through 00044 of the Real Property Records of Denton County, Texas on June 19, 2000; and

WHEREAS, the Declarant desires to amend the Declaration, as hereinafter set forth, and has obtained the consent of at least 51% of a quorum of the outstanding votes of all Members of the Lakeview Ranch Homeowners Association, regardless of class.

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

1. The definition of "Lot" in Article I, Subsection (i) of the Declaration is hereby deleted in its entirety, and the following is substituted therefor:

"Lot" shall mean and refer to any plot or tract of land shown upon any recorded subdivision map(s) or plat(s) of the Properties, as amended from time to time, which is designated as a lot thereon; provided, however, that where two (2) or more of the undeveloped lots designated on the map or plat of the Properties are contiguous and are consolidated to form a single building site for one (1) residential structure in accordance with any applicable laws or regulations, such consolidated lots shall be considered a single Lot hereunder, and the Owner of such Lot shall be assessed by the Association as if such consolidated lots were a single Lot and the Owner of such Lot shall be entitled to cast only one (1) vote regardless of how many lots may have been consolidated to form such Lot. Some portions of the Common Properties may be platted as a "lot" on the recorded subdivision plat, however, these lots shall be excluded from the concept and definition of Lot as used herein.

2. Except as set forth in Paragraph 1 above, the Declaration is hereby ratified and affirmed in all respects.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the 31st day of January, 2001.

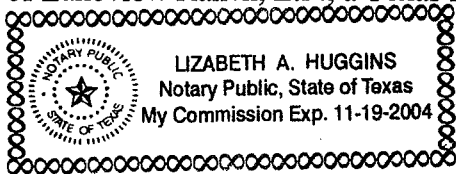
LAKEVIEW RANCH, L.P.
a Texas limited partnership

By: Lakeview Ranch, GP, Inc.
a Texas corporation
Its: General Partner

By: Nicholas Raimondo
Nicholas Raimondo
President

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 31st day of January, 2001, by Nicholas Raimondo, President of Lakeview Ranch GP, Inc., a Texas corporation, General Partner of Lakeview Ranch, L.P., a Texas limited partnership, on behalf of the limited partnership.



Elizabeth A. Huggins
Notary Public, State of Texas

My Commission Expires:

11-19-2004

AFTER RECORDING, RETURN TO:

~~Donald O. Walsh
Glast, Phillips & Murray
2200 One Galleria Tower
13355 Noel Road
Dallas, Texas 75240~~

Return to (Closer OLC):
AMERICAN TITLE COMPANY
6029 Beltline Road, Suite 250
Dallas, TX 75240

4856 00219

**SECOND AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LAKEVIEW RANCH, PHASE I**

056721

This Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I is effective as of this 23rd day of May, 2001.

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I (the "Declaration") was executed by Lakeview Ranch, LP, as Declarant, and recorded in Volume 4613, Pages 00008 through 00044 of the Real Property Records of Denton County, Texas on June 19, 2000;

WHEREAS, the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I was executed on January 31, 2001 and recorded in Volume 4778, Pages 2000 through 2002 of the Real Property Records of Denton County, Texas;

WHEREAS, as of the date of this Amendment the Declarant is a Class B Member of the Lakeview Ranch Homeowners Association;

WHEREAS, the Declarant desires to amend the Declaration, as hereinafter set forth, and has obtained the consent of at least 51% of a quorum of the outstanding votes of all Members of the Lakeview Ranch Homeowners Association, regardless of class.

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

1. Section 9.27 of the Declaration is hereby amended by adding the following thereto:

"The Architectural Control Committee shall have the right and authority to issue special horse permits for more than one (1) horse for Lots in Blocks 10, 12 and 13 subject to any applicable laws or regulations and subject to such conditions as the Committee, in its sole discretion, deems appropriate; provided, however, that in no event shall permits be issued for more than one horse per acre.

2. Except as set forth in Paragraph 1 above, the Declaration is hereby ratified and affirmed in all respects.

4856 00220

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the 23rd day of May, 2001.

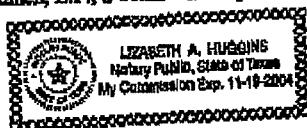
LAKEVIEW RANCH, L.P.
a Texas limited partnership

By: Lakeview Ranch, GP, Inc.
a Texas corporation
Its: General Partner

By: Nicholas Raimondo
Nicholas Raimondo
President

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 23rd day of May, 2001, by Nicholas Raimondo, President of Lakeview Ranch GP, Inc., a Texas corporation, General Partner of Lakeview Ranch, L.P., a Texas limited partnership, on behalf of the limited partnership.



Elizabeth A. Higgins
Notary Public, State of Texas

My Commission Expires:

11-19-2004

After Recording Return To:

Donald O. Walsh, Esq.
Glast, Phillips & Murray
2200 One Galleria Tower
13355 Noel Road, L.B. 48
Dallas, Texas 75240-6657

4856 00221

Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK

On Jun 12 2001
At 9:02am

Receipt #: 29279
Recording: 7.00
Doc/Sheet: 6.00
Doc/Num: 2001-00056721
Doc/Type: RPD
Deputy - Jennifer

2nd Amendment



70 2006 00001367

Instrument Number: 2006-1367

Recorded On: January 05, 2006

As
Amendment

Parties: LAKEVIEW RANCH LP

To

Billable Pages: 4

Number of Pages: 4

Comment:

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

Amendment	28.00
Total Recording:	28.00

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

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

File Information:

Document Number: 2006-1367

Receipt Number: 254505

Recorded Date/Time: January 05, 2006 11:49A

User / Station: P Sallee - Cash Station 4

Record and Return To:

DONALD O WALSH ESQ
2200 ONE GALLERIA TOWER
13355 NOEL ROAD LB 48
DALLAS TX 75240-6657



THE STATE OF TEXAS }
COUNTY OF DENTON }

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 Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas

**THIRD AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LAKEVIEW RANCH, PHASE I**

This Third Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I is effective as of this 16th day of December, 2005.

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I (the "Declaration") was executed by Lakeview Ranch, LP, as Declarant, and recorded in Volume 4613, Pages 00008 through 00044 of the Real Property Records of Denton County, Texas on June 19, 2000;

WHEREAS, the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I was executed on January 31, 2001 and recorded in Volume 4778, Page 2000 of the Real Property Records of Denton County, Texas;

WHEREAS, the Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I was executed as of May 23, 2001 and recorded in Volume 4856, Page 00219 of the Real Property Records of Denton County, Texas;

WHEREAS, as the date hereof, Declarant is a Class B Member of the Lakeview Ranch Homeowners Association;

WHEREAS, at a Special Meeting of the Lakeview Ranch Homeowners Association on November 30, 2005 the Members of the Lakeview Ranch Homeowners Association consented to the following changes to the restrictive covenants set forth in the Declaration; and

WHEREAS, this Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions has been executed by Declarant for the purpose of effecting the changes to the Declaration which were approved at said Special Meeting.

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

1. Section 9.04 of the Declaration is amended by deleting the last two sentences thereof and substituting the following therefor:

"Each dwelling constructed on any Lot in the subdivision shall contain a minimum of 2,500 square feet. If a dwelling has more than one-story, then the dwelling shall contain a minimum of 2,000 square feet on the first floor."

2. Section 9.13 of the Declaration is amended by adding the following subsection at the end thereof:

“(g) All primary residential structures located on any Lot must include an attached garage for not less than two cars.”

3. Section 9.17 of the Declaration is amended as follows:

- a) by adding the following as the beginning of the first paragraph:

“No privacy fences shall be allowed on any Lots. All fencing shall be maintained to original integrity and color.”

- b) by deleting the second sentence of subsection (b) in its entirety.

4. Section 9.20 of the Declaration is amended by deleting the period at the end of the first sentence thereof and adding the following:

“; provided, however, that window air conditioning units will be permitted on accessory buildings so long as such units are screened by mature landscaping (min. 15 gal shrubs) and are not visible from the street. Privacy panels may not be used for screening.”

5. Section 9.22 of the Declaration is amended by deleting the last sentence thereof and substituting the following:

“Recreational equipment or structures (for example, play houses, tree houses, swing sets, trampolines, batting cages, etc.) shall be located behind the primary residence. Metal swing sets are prohibited. Play houses and tree houses shall not be located on any Lot without the prior approval of the Architectural Control Committee.”

6. Section 9.24 of the Declaration is amended by deleting the phrase “on customary holidays” from subsection (ii) thereof.

7. Subsection 9.27(b) of the Declaration is amended by deleting it in its entirety, and substituting therefor the following:

“(b) one horse per acre may be kept on any Lot located in Blocks 9, 10, 11, 12 or 13 of Lakeview Ranch, Phase I.”

IN WITNESS WHEREOF, Declarant has executed this instrument as of the 16th day of December, 2005.

LAKEVIEW RANCH, L.P.
a Texas limited partnership.

By: Lakeview Ranch GP, Inc.
a Texas corporation

By: Nicholas Raimondo
Nicholas Raimondo
President

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 19th day of December, 2005, by Nicholas Raimondo, President of Lakeview Ranch GP, Inc., General Partner of Lakeview Ranch, L.P., on behalf of said limited partnership.



Melissa R. Marengo
Notary Public, State of Texas

My Commission Expires:
3/24/08

AFTER RECORDING, RETURN TO:

Donald O. Walsh, Esq.
Glast, Phillips & Murray
2200 One Galleria Tower
13355 Noel Road, L.B. 48
Dallas, Texas 75240-6657

C:\Documents and Settings\user\Local Settings\Temporary Internet Files\Content.IE5\5R3ZHD06\THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF.wpd

**FOURTH AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LAKEVIEW RANCH, PHASE I**

This Fourth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I is effective as of this 10th day of November, 2007.

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I (the "Declaration") was executed by Lakeview Ranch, LP, as Declarant, and recorded in Volume 4613, Pages 00008 through 00044 of the Real Property Records of Denton County, Texas on June 19, 2000;

WHEREAS, the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I was executed on January 31, 2001 and recorded in Volume 4778, Page 2000 of the Real Property Records of Denton County, Texas;

WHEREAS, the Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I was executed as of May 23, 2001 and recorded in Volume 4856, Page 00219 of the Real Property Records of Denton County, Texas;

WHEREAS, the Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I was executed as of December 16, 2005 and has been duly recorded in the Real Property Records of Denton County, Texas;

WHEREAS, at an Annual Meeting of the Lakeview Ranch Homeowners Association on October 24, 2006, the Members of the Lakeview Ranch Homeowners Association approved the following change to the Declaration; and


WHEREAS, this Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions has been executed for the purpose of effecting the change to the Declaration which was approved at said Annual Meeting.

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

1. Notwithstanding anything to the contrary contained in the Declaration, as amended, a quorum at a meeting of the Members of the Association shall be achieved by the presence, in person, or by proxy, of Members representing 50.1% or more of the Members of the Association.
2. Except as set forth in Paragraph 1 above, the Declaration is hereby ratified and affirmed in all respects.

IN WITNESS WHEREOF, the undersigned has executed this Fourth Amendment as of the date first set forth above.

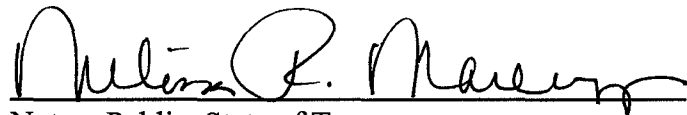
LAKEVIEW RANCH HOMEOWNERS
ASSOCIATION, INC.


By: _____
Name: Peter Tkacs
Title: President

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 26th day of November, 2007, by Peter Tkacs, President of Lakeview Ranch Homeowners Association, Inc., on behalf of said association.




Notary Public, State of Texas

My Commission Expires:
03-24-08

AFTER RECORDING, RETURN TO:

Donald O. Walsh, Esq.
Glast, Phillips & Murray
2200 One Galleria Tower
13355 Noel Road, L.B. 48
Dallas, Texas 75240-6657

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202

4th Amendment



70 2007 00140764

Instrument Number: 2007-140764

As

Recorded On: December 05, 2007

Declaration

Parties: LAKEVIEW RANCH HOMEOWNERS

Billable Pages: 3

To

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

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

Declaration	19.00
Total Recording:	19.00

***** DO NOT REMOVE THIS PAGE IS PART OF THE INSTRUMENT *****

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

File Information:

Document Number: 2007-140764

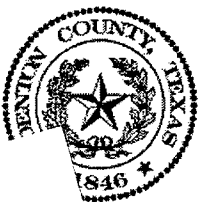
Receipt Number: 440864

Recorded Date/Time: December 05, 2007 11:40:15A

User / Station: J Morris - Cash Station 1

Record and Return To:

GLAST PHILLIPS AND MURRAY
220 ONE GALLERIA TOWER 13355 NOEL RD
LB 48 DONALD O WALSH
DALLAS TX 75240



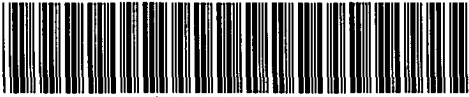
THE STATE OF TEXAS }
COUNTY OF DENTON }

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 Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



70 2010 00020727

Instrument Number: 2010-20727

Recorded On: March 08, 2010

As
Amendment

Parties: LAKEVIEW RANCH HOA I NC

To

Billable Pages: 3

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

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

Amendment	19.00
Total Recording:	19.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

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

File Information:

Document Number: 2010-20727

Receipt Number: 664541

Recorded Date/Time: March 08, 2010 10:27:58A

User / Station: D Fahrney - Cash Station 3

Record and Return To:

DONALD O WALSH ESQ

GLAST PHILLIPS & MURRAY

2200 1 GALLERIA TOWER 13355 NOEL RD LB48

DALLAS TX 75240-6657



THE STATE OF TEXAS }
COUNTY OF DENTON }

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 Denton County, Texas.

C. Mitchell

County Clerk
Denton County, Texas

**FIFTH AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LAKEVIEW RANCH, PHASE I**

This Fifth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I is effective as of this 24th day of March, 2009.

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeview Ranch, Phase I (the "Declaration") was executed by Lakeview Ranch, LP, as Declarant, and recorded in Volume 4613, Pages 00008 through 00044 of the Real Property Records of Denton County, Texas on June 19, 2000;

WHEREAS, the First Amendment to the Declaration was executed on January 31, 2001 and recorded in Volume 4778, Page 2000 of the Real Property Records of Denton County, Texas;

WHEREAS, the Second Amendment to the Declaration was executed as of May 23, 2001 and recorded in Volume 4856, Page 00219 of the Real Property Records of Denton County, Texas;

WHEREAS, the Third Amendment to the Declaration was executed as of December 16, 2005 and has been duly recorded in the Real Property Records of Denton County, Texas;

WHEREAS, the Fourth Amendment to the Declaration was executed as of November 16, 2007 and has been duly recorded in the Real Property Records of Denton County, Texas;

WHEREAS, at an Annual Meeting of the Lakeview Ranch Homeowners Association on March 24, 2009, at which a quorum was present, the Members of the Lakeview Ranch Homeowners Association approved the following change to the Declaration;

WHEREAS, this Fifth Amendment to the Declaration has been executed for the purpose of effecting the change to the Declaration which was approved at said Annual Meeting by a vote of more than 70%.

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

1. Subsection 9.13(c) is hereby deleted in its entirety and the following is substituted therefore:

"(c) Each residential structure shall have installed on the outside wall thereof a service riser conduit, the location and length of such conduit to be subject to the written approval of the Architectural Control Committee; provided, however, such conduit shall only be installed on the side or rear of the residential structure."

2. Except as set forth in Paragraph 1 above, the Declaration is hereby ratified and affirmed in all respects.

IN WITNESS WHEREOF, the undersigned has executed this Fifth Amendment as of the date first set forth above.

LAKEVIEW RANCH HOMEOWNERS
ASSOCIATION, INC.

By: Carla J. Guhr
Name: CARLA J. Guhr
Title: President

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 10 day of February, 2010, by Carla J. Guhr, President of Lakeview Ranch Homeowners Association, Inc., on behalf of said association.



Terri R. Jeter
Notary Public, State of Texas

My Commission Expires:

AFTER RECORDING, RETURN TO:

Donald O. Walsh, Esq.
Glast, Phillips & Murray
2200 One Galleria Tower
13355 Noel Road, L.B. 48
Dallas, Texas 75240-6657