

Mary Louise Nicholson

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

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SADDLEBROOK (this "Amendment") is made this 11 day of October, 2019 by KELLER SADDLEBROOK ESTATES HOMEOWNERS ASSOCIATION, a Texas nonprofit corporation (the "Association").

WITNESSETH

WHEREAS, the Association is governed by that certain Declaration of Covenants, Conditions and Restrictions for Saddlebrook recorded on or about July 28, 1997 as Document No. D197135290 of the Official Public Records of Tarrant County, Texas, as made applicable to Phase III by that certain Declaration of Covenants, Conditions and Restrictions for Saddlebrook III Homeowners Association recorded on or about May 16, 2002 as Document No. D202134999 of the Official Public Records of Tarrant County, Texas (collectively, the "Declaration"). The applicability of the Declaration to Saddlebrook Phase III is further supported by those certain Articles of Merger of Keller Saddlebrook Phase III Homeowners with Keller Saddlebrook Estates Homeowners Association filed with the Secretary of State on or about May 30, 2006 (the "Articles of Merger");

WHEREAS, pursuant to Article VII, Section 7.5 of the Declaration, the Declaration may be amended or modified upon the express written consent of at least sixty-six and two-thirds percent (66 2/3%) of the total outstanding votes (determined pursuant to Section 3.2) held by Members at a meeting at which a quorum is present; and

WHEREAS, the Association so desires to amend the Declaration of the Association.

NOW, THEREFORE, the Association hereby amends the Declaration of the Association as follows:

1. Article VI, Section 6.16 of the Declaration is hereby deleted in its entirety and restated to read as follows:

6.16 LANDSCAPING. Landscaping of each Lot shall be completed within one hundred twenty (120) days after the dwelling construction is completed, subject to extension for delays caused by inclement weather or for seasonal planting limitations. Minimum landscaping requirements for each Lot shall include grass (and/or similarly approved ground covering) for the front and side yards and a minimum of twenty-four (24) foundation screening shrubs of a minimum size of one (1) gallon.

In addition, Homes must have, at a minimum, either: (i) two (2) trees in the front yard that are each a minimum of two (2") inches in diameter (caliper measurement, measured one foot above grade); or (ii) one (1) tree in the front yard with a minimum of three (3") inches in diameter (caliper measurement, measured one foot above grade). Trees in foundation/bedding areas (three (3') feet or less from the residence or garage) are not considered in the front yard. Notwithstanding these minimum requirements, prior to the removal and/or replacement of any tree, plans and specifications must be submitted to the Committee for review and approval as required by Article V herein.

2. All capitalized terms that are otherwise undefined in this Amendment shall have the same meanings herein as are prescribed to them in the Declaration,

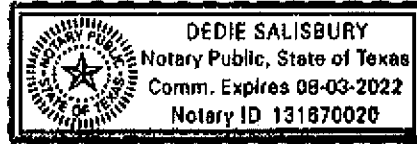
3. In the event of any inconsistency, the terms and provisions of this Amendment shall control over and modify the terms and provisions of the Declaration. Except as specifically amended by the provisions hereof, the terms and provisions stated in the Declaration shall continue to govern the rights and obligations of the parties thereunder, and all provisions and covenants in the Declaration, as amended hereby, shall remain in full force and effect and are hereby ratified and confirmed, and shall be construed along with this Amendment as one instrument.

[SIGNATURE PAGE TO FOLLOW]

ASSOCIATION:

KELLER SADDLEBROOK ESTATES HOMEOWNERS ASSOCIATION,
a Texas nonprofit corporation

By: John Boelens
_____, President



STATE OF TEXAS §
§
COUNTY OF Tarrant §

On this 16th day of October, 2019, before me, the undersigned notary public, personally appeared John Boelens, President of KELLER SADDLEBROOK ESTATES HOMEOWNERS ASSOCIATION, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he or she executed the same for the purposes and consideration set forth therein.

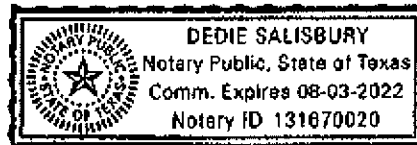
Dedie Salisbury

Notary Public, in and for the State of Texas

CERTIFICATION:

I, Secretary of the Association, hereby confirm that this Amendment was properly voted on as specified herein.

By: Megan Ruiz
_____, Secretary



STATE OF TEXAS §
§
COUNTY OF Tarrant §

On this 16th day of October, 2019, before me, the undersigned notary public, personally appeared Megan Ruiz, Secretary of KELLER SADDLEBROOK ESTATES HOMEOWNERS ASSOCIATION, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he or she executed the same for the purposes and consideration set forth therein.

Dedie Salisbury

Notary Public, State of Texas