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FIRST AMENDMENT OF
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
TIERRA SANTA UNIT NO. 3

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF RANDALL §

This FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIERRA SANTA UNIT NO. 3 is made by JONATHAN LAIR, INC., a Texas corporation (the “**Declarant**”), to be effective as of the date set forth below.

RECITALS

- A. WHEREAS, on July 8, 2024, that certain DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIERRA SANTA UNIT NO. 3 (the “**Restrictions**”) was filed of record under Instrument No. 2024011496 of the Official Public Records of Randall County, Texas;
- B. WHEREAS, Article 12 of the Restrictions provides that the Declarant shall have the right to file an amendment to such Restrictions, without the necessity of joinder by any other Owner, for a period of one (1) year from the date of recordation of such Restrictions, for any reason;
- C. WHEREAS, Declarant desires to amend the Restrictions in the manner set forth below;
and
- D. WHEREAS, any capitalized term not otherwise defined herein shall have the meaning given to such term in the Restrictions, as applicable.

AMENDMENT OF RESTRICTIONS

NOW, THEREFORE, the Restrictions are amended as follows:

- 1. Section 7.3 in the Restrictions is revised to read as follows:

“7.3 Minimum Floor Space. The total interior area of the Main Structure on each Mixed-Use Lot, as measured to the outside of exterior walls but exclusive of open or

screened porches, garages, driveways, terraces, patios, and basements, must be at least one thousand two hundred (1,200) contiguous square feet.”

2. The following Section 7.11 in the Restrictions is revised to read as follows:

“7.11 Accessory Buildings/Covered Parking Area. Each Accessory Building and/or Covered Parking Area located on a Mixed-Use Lot shall be compatible with the Main Structure to which it is appurtenant in terms of its design and material composition. All such Accessory Buildings or Covered Parking Area shall be subject to approval of the ARC, including the size, color, and location of all Accessory Buildings or Covered Parking Area. All Accessory Buildings or Covered Parking Areas shall be placed on a permanent foundation. The size, color, and location of any Accessory Buildings or Covered Parking Area must be pre-approved by the ARC. In no instance shall an Accessory Building or Covered Parking Area exceed two (2) stories in height. Furthermore, the total floor area of all Accessory Buildings or Covered Parking Area shall not exceed the size of the Main Structure, individually or in the aggregate, unless otherwise pre-approved by the ARC. Construction of all Accessory Buildings or Covered Parking Areas must be completed within 120 days from the date construction is commenced unless such period is extended by the ARC.

3. The following Section 7.13 in the Restrictions is revised to read as follows:

“7.13 Multi-Family Structures. Multi-Family structures are limited to buildings with a maximum of 6 units in a building. The designs of each building and the Units in each building are strictly subject to approval of the ARC.”

4. The following Section 7.14 in the Restrictions in the Restrictions is revised to read as follows:

“7.14 The maximum number of sleeping rooms per unit is: four (4) bedrooms.”

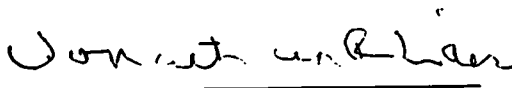
Except as amended herein, all other terms of the Restrictions shall remain in full force and effect.

EXECUTED to be effective the 18th day of March, 2025.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed on its own behalf, attested and its corporate seal to be hereunto affixed as of the day and year above written.

DECLARANT:

JONATHAN LAIR, INC., a Texas corporation

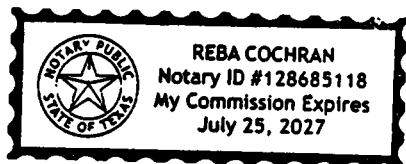
By: 
Jonathan R. Lair, President

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF Randall §
§

This instrument was acknowledged before me, the undersigned authority, on this the 18th day of March, 2025, by Jonathan R. Lair, President of JONATHAN LAIR, INC., a Texas corporation, on behalf of said corporation.

(SEAL)



[Handwritten Signature]

Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Susan B. Allen

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03/18/2025 09:13:15 AM
Fee: \$33.00
Susan B. Allen, County Clerk
Randall County, Texas
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