

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FIRST AMENDMENT OF
SPRING CANYON UNIT NO. 3 DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS

(Residential Lots)

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

This FIRST AMENDMENT OF SPRING CANYON UNIT NO. 3 DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (Residential Lots) is made by CANYON CAPITAL GROUP, LLC, a Texas limited liability company (the “**Declarant**”), to be effective as of the date set forth below.

RECITALS

A. WHEREAS, on November 9, 2022, that certain SPRING CANYON UNIT NO. 3 DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (Residential Lots) (the “**Restrictions**”) was filed of record under Instrument No. 2022022577 of the Official Public Records of Randall County, Texas;

B. WHEREAS, Article 7.15 of the Restrictions provides that “The Owners (as shown by the Official Public Records of Randall County, Texas) of legal title to at least sixty percent (60.0%) of any platted Lots within the Subdivision may amend or terminate the covenants, conditions, and restrictions set forth herein by recording an instrument containing such amendments or termination, except that during the Development Period (as such term is defined in the Master Declaration), no such amendment will be valid or effective without the written consent of Declarant....”;

C. WHEREAS, Declarant desires to amend the Restrictions with the consent of a minimum consent of at least sixty percent (60.0%) of any platted Lots within the Subdivision 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 3.11(a) in the Restrictions is revised to read as follows:

“3.11 Minimum Floor Area. The total conditioned living area of the Residence, as measured to the outside of exterior walls but exclusive of open porches, garages, patios, basements, and detached buildings, must be at least:

- (a) 3,000 square feet for Lots 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, and 71, Block 2, Spring Canyon Unit No. 3 and Lot 23, Block 6, Spring Canyon Unit No. 3;”

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

EXECUTED to be effective the 1 day of October, 2026.

[Signature pages to follow.]

IN WITNESS WHEREOF, the undersigned Tyler Willie, as the duly elected, qualified and acting President of the Spring Canyon Master Association, Inc., a Texas non-profit corporation, hereby certifies on behalf of the Association that this *First Amendment to Spring Canyon Unit 3 Declaration of Covenants, Conditions, and Restrictions (Residential Lots)* was duly adopted by the Members within Spring Canyon Unit 3 of the Association, Owner, and Declarant, and shall take effect upon its recording in the Official Public Records of Randall County, Texas.

Spring Canyon Master Association, Inc.,
a Texas non-profit corporation

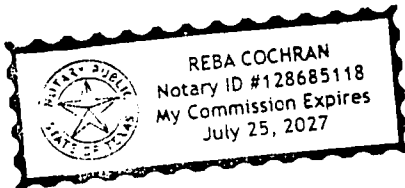
By: *Tyler Willie*
Tyler Wille, President

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF Randall §

This instrument was acknowledged before me, the undersigned authority, on this the 8th day of October, 2026, by Tyler Wille, President of Spring Canyon Master Association, Inc., a Texas non-profit corporation, on behalf of said company.

(SEAL)



Reba Cochran
Notary Public, State of Texas

APPROVAL BY DECLARANT

Canyon Capital Group, LLC, as the Declarant, approves the foregoing *First Amendment to Spring Canyon Unit 3 Declaration of Covenants, Conditions, and Restrictions (Residential Lots)*.

DECLARANT:

CANYON CAPITAL GROUP, LLC,
a Texas limited liability company

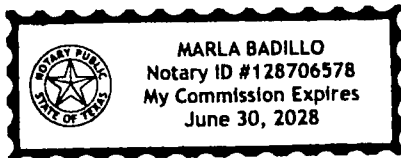
By: 
Davy Hamilton, President

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF Randall §

This instrument was acknowledged before me, the undersigned authority, on this the 1 day of October, 2026, by Davy Hamilton, President of CANYON CAPITAL GROUP, LLC, a Texas limited liability company, on behalf of said company.

(SEAL)




Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Susan B. Allen

2026020324

10/09/2026 10:42:05 AM

Fee: \$37.00

Susan B. Allen, County Clerk

Randall County, Texas

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