

Denton County
Cynthia Mitchell
County Clerk
Denton, TX 76202



70 2013 00020219

Instrument Number: 2013-20219

As
Amendment

Recorded On: February 20, 2013

Parties: SABLE CREEK PARTNERS LTD

To

Billable Pages: 3

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

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

Amendment	24.00
Total Recording:	24.00

***** 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: 2013-20219
Receipt Number: 1005005
Recorded Date/Time: February 20, 2013 12:42:04P
User / Station: C Robinson - Cash Station 1

Record and Return To:

C J SMITH
5153 W PLANO PKWY
PLANO TX 75093



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

**FIRST AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
FOR
SABLE CREEK**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR SABLE CREEK (this "First Amendment") is made this 13 day of February, 2013, by the membership of SABLE CREEK OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, on or about May 31, 2005, Sable Creek Partners, Ltd. ("Declarant") recorded an instrument entitled "Declaration of Covenants, Conditions & Restrictions for Sable Creek" as Instrument No. 2005-63522 of the Official Public Records of Denton County, Texas (the "Declaration"); and

WHEREAS, Article 14, Section 14.2 of the Declaration provides that the Declaration may be amended with the approval by Owners of at least a majority of the Lots; and

WHEREAS, Owners representing more than a majority of the Lots have approved the following amendment to the Declaration; and

WHEREAS, the undersigned officer of the Association certifies that Owners representing more than a majority of the Lots have approved the following amendment to the Declaration.

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

1. Appendix C, Section C.1.4(b) of the Declaration is deleted in its entirety and replaced with the following:

b. **"Declarant Control Period"** means that period of time during which Declarant controls the operation of the Association. The duration of the Declarant Control Period will be from the date this Declaration is recorded for a maximum period not to exceed six (6) months after title to 85 percent of the Lots that may be created in the Property and on the Additional Land has been conveyed to Owners other than Builders.

2. Except as modified by this Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officer does hereby certify that the foregoing amendment was approved by Owners representing more than a majority of the Lots in the Association.

SABLE CREEK OWNERS ASSOCIATION, INC.

By: [Signature]
Title: President - Director

ACKNOWLEDGEMENT

STATE OF TEXAS

§
§
§

COUNTY OF DENTON

The foregoing instrument was acknowledged before me this 13th day of FEB, 2013, by C. J. Smith of Sable Creek Owners Association, Inc., on behalf of said non-profit corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of February, 2013.

[Signature]
Notary Public in and for
the State of Texas



My Commission Expires: 2/16/15

P:\RWBWP\G Directory (Association Documents)\PUD.AMD\Sable Creek - first amend dec.doc

C. J. Smith
[Signature]
5153 WEST PLANT PKY
PLANO, TX 75093



70 2013 00020218

Denton County
Cynthia Mitchell
County Clerk
Denton, TX 76202

Instrument Number: 2013-20218

As

Recorded On: February 20, 2013

Memorandum

Parties: SABLE CREEK PARTNERS LTD

To

Billable Pages: 3

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

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

Memorandum	24.00
Total Recording:	24.00

***** 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:

Record and Return To:

Document Number: 2013-20218

Receipt Number: 1005005

Recorded Date/Time: February 20, 2013 12:42:04P

C J SMITH

5153 W PLANO PKWY

PLANO TX 75093

User / Station: C Robinson - Cash Station 1



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

MEMORANDUM OF APPROVAL

WITNESSETH:

WHEREAS, on or about May 31, 2005, Sable Creek Partners, Ltd. ("Declarant") recorded an instrument entitled "Declaration of Covenants, Conditions & Restrictions for Sable Creek" as Instrument No. 2005-63522 of the Official Public Records of Denton County, Texas (the "Declaration"); and

WHEREAS, Article 14, Section 14.2 of the Declaration provides that the Declaration may be amended with the approval by Owners of at least a majority of the Lots; and

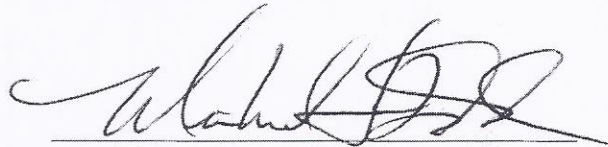
WHEREAS, Declarant owns more than a majority of the Lots; and

WHEREAS, Declarant has approved the **FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR SABLE CREEK**.

NOW, THEREFORE, the Amendment to the Declaration is hereby approved as attached.

IN WITNESS WHEREOF, the undersigned officer does hereby certify that the attached amendment was approved as of the 7thth day of February, 2013.

DECLARANT:
SABLE CREEK PARTNERS, LTD.
a Texas Limited Partnership



By: Michael G. Todd, Managing Member of
Justland Development, LLC,
a Texas limited liability company
its General Partner

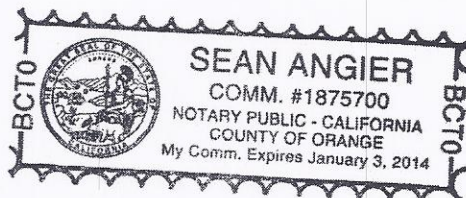
THE STATE OF CALIFORNIA §
COUNTY OF ORANGE §

On the 7th day of February, 2013, before me, Sean Angier, Notary Public,
personally appeared Michael G. Todd, who proved to me on the basis of satisfactory evidence to
be the person whose name is subscribed to the within instrument and acknowledged to me that he
executed the same in his authorized capacity, and that by his signature on the instrument, the
person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sean Angier
NOTARY PUBLIC, STATE OF CALIFORNIA



C. J. SMITH
3153 WEST PLANO PKY
PLANO, TX 75093