

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 2, Section 2.2 of the Declaration provides that additional real property may be annexed to the Property and subjected to the Declaration and the jurisdiction of the Association on approval of owners representing at least two-thirds of the lots in the Property, or, during the Development Period, by Declarant as permitted in Appendix C. Annexation of additional property is accomplished by recording a declaration of annexation, including an amendment of Appendix A, in the county's Real Property Records; and

WHEREAS, Appendix C, Section C3, Subsection C.3.2 of the declaration declares the property is subject to expansion. During the Development Period, Declarant may - but is not required to - annex any real property : (1) any portion of which is contiguous with, adjacent to, or within 1,000 feet of any real property that is subject to this Declaration, (2) in any addition or subdivision platted by the City of Sanger as a phase or section of Sable Creek, or (3) located in a planned development district created by the City of Sanger for the Property subject to this Declaration . Declarant annexes real property by subjecting it to the Declaration and the jurisdiction of the Association by recording a supplement or an amendment of this Declaration, executed by Declarant, in the county's Real Property Records. The supplement or amendment of annexation must include a description of the additional real property or a reference to the recorded plat that describes the additional real property. Declarant's right to annex land is for a term of years and does not require that Declarant own land described in Appendix A at the time or times Declarant exercises its right of annexation;

WHEREAS, Declarant has approved the **FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR SABLE CREEK ON OR ABOUT FEBRUARY 13, 2013.**

NOW, THEREFORE, the Declarant hereby approves the attached **SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR SABLE CREEK.**

IN WITNESS WHEREOF, the undersigned officer does hereby certify that the attached amendment was approved as of the 21st day of November, 2018.

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

ACKNOWLEDGEMENT

STATE OF TEXAS

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COUNTY OF DENTON

The foregoing instrument was acknowledged before me this 21 day of November 2018, by Michael G. Todd, _____ of Sable Creek Owners Association, Inc., on behalf of said non-profit corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of November, 2018.



Notary Public in and for
the State of Texas



My Commission Expires: 7/28/2021

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

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

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR SABLE CREEK (this "Second Amendment") is made this 21st day of November, 2018, by the Declarant, SABLE CREEK PARTNERS, LTD., a Texas limited partnership membership.

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, on or about February 20, 2013, the Declarant recorded the **FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SABLE CREEK**; and

WHEREAS, Article 2, Section 2.2 of the Declaration provides that additional real property may be annexed to the Property and subjected to the Declaration and the jurisdiction of the Association on approval of owners representing at least two-thirds of the lots in the Property, or, during the Development Period, by Declarant as permitted in Appendix C. Annexation of additional property is accomplished by recording a declaration of annexation, including an amendment of Appendix A, in the county's Real Property Records; and

WHEREAS, Appendix C, Section C3, Subsection C.3.2 of the declaration declares the property is subject to expansion. During the Development Period, Declarant may - but is not required to - annex any real property : (1) any portion of which is contiguous with, adjacent to, or within 1,000 feet of any real property that is subject to this Declaration, (2) in any addition or subdivision platted by the City of Sanger as a phase or section of Sable Creek, or (3) located in a planned development district created by the City of Sanger for the Property subject to this Declaration . Declarant annexes real property by subjecting it to the Declaration and the jurisdiction of the Association by recording a supplement or an amendment of this Declaration, executed by Declarant, in the county's Real Property Records. The supplement or amendment of annexation must include a description of the additional real property or a reference to the recorded plat that describes the additional real property. Declarant's right to annex land is for a term of years and does not require that Declarant own land described in Appendix A at the time or times Declarant exercises its right of annexation;

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

1. Appendix A, of the Declaration is modified to annex the attached description of Subject Land.
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 the Declarant as of this 21st day of November, 2018.

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

ACKNOWLEDGEMENT

STATE OF TEXAS

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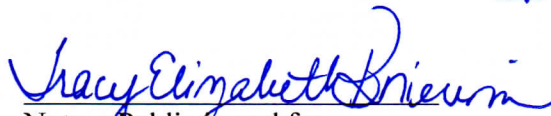
COUNTY OF DENTON

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The foregoing instrument was acknowledged before me this 21 day of November, 2018, by Michael G. Todd, Managing Member of Justland Development, LLC, a Texas limited liability company, its General Manager.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of November, 2018.




Notary Public in and for
the State of Texas

My Commission Expires: 7/28/2021

**APPENDIX A
DESCRIPTION OF SUBJECT LAND TO BE ANNEXED**

SABLE CREEK

PHASE III

The 17.865-acre tract described by metes and bounds in the Owner's Certification of the Final Plat of Sable Creek Addition, Phase III, recorded on November 20, 2018 Document Number 2018-472 in the Plat Records, Real Property Records, Denton County, Texas, including the following 68 lots.

LOTS

BLOCK D	LOTS 7 and 8
BLOCK E	LOTS 31 through 45
BLOCK F	LOTS 3 through 5
BLOCK G	LOTS 1 and 2, 25 through 42
BLOCK H	LOTS 1 through 7
BLOCK I	LOTS 1 through 12
BLOCK J	LOTS 1 through 9

COMMON AREAS

NONE

During the Development Period, Appendix C has priority over the main body of this Declaration.