

Denton County
Juli Luke
County Clerk

Instrument Number: 5112

ERecordings-RP

AMENDMENT

Recorded On: January 18, 2023 12:37 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 5112
Receipt Number: 20230118000045
Recorded Date/Time: January 18, 2023 12:37 PM
User: Joy R
Station: Station 19

Record and Return To:

Simplifile



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.

Juli Luke
County Clerk
Denton County, TX

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

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

THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR SABLE CREEK (this "Third Amendment") is made this 10th day of January, 2023, by the Declarant, SABLE CREEK PARTNERS, LTD., a Texas limited partnership membership.

W I T N E S S E T H:

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, on or about November 21, 2018, the Declarant recorded the SECOND 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 10th day of January, 2023.

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

By: 

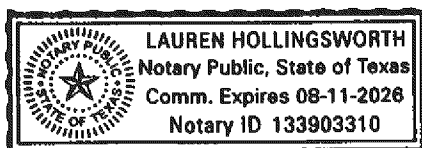
Michael G Todd, Managing Member of
Justland Development, LLC
A Texas limited liability company
Its General Partner

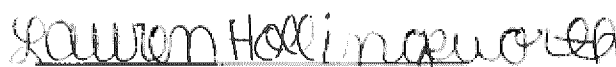
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me this 11 day of January, 2023, 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 11 day of January, ~~2018~~ 2023




Notary Public in and for
the State of Texas

My Commission Expires: 08/11/2026

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

**SABLE CREEK
PHASES IV AND V**

The 12.697-acre tract described by metes and bounds in the Owner's Certification of the Final Plat of Sable Creek Addition, Phase IV, recorded on January 3, 2003, Document Number 2023-2 in the Plat Records, Real Property Records, Denton County, Texas, including the following fifty-two (52) lots:

LOTS

Lots 9 through 16, Block D
Lots 1, through 30, Block E
Lots 1 and 2 and Lots 9 through 11, Block F
Lots 8 through 12, Block H

COMMON AREAS
Lot 7X and Lot 46X

The 17.886-acre tract described by metes and bounds in the Owner's Certification of the Final Plat of Sable Creek Addition, Phase V, recorded on January 2, 2003, Document Number 2023-3 in the Plat Records, Real Property Records, Denton County, Texas, including the following twenty-eight (28) lots.

LOTS

Lots 1 through 9, Block K
Lots 1 through 7, Block L
Lots 1 through 10, Block M

COMMON AREAS
Lots 10X and 11X of Block K