Juli Luke County Clerk

Instrument Number: 122280

ERecordings-RP

DECLARATION

Recorded On: November 15, 2023 08:59 AM Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: Record and Return To:

Document Number: 122280

20231115000056

Recorded Date/Time: November 15, 2023 08:59 AM

User: John C Station: Station 25



Receipt Number:

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.

Simplifile

Juli Luke County Clerk Denton County, TX

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

[Amendment Standard]

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

THIS FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR SABLE CREEK (this "Fourth Amendment") is made this 13th day of November _____, 2023_, by the membership of SABLE CREEK OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

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

WHEREAS, the Declaration was amended by the First Amendment to the Declaration of Covenants, Conditions & Restrictions for Sable Creek, recorded on or about February 20, 2013, as Instrument No. 2013-20219 of the Real Property Records of Denton County, Texas (the "First Amendment"); and

WHEREAS, the Declaration was again amended by the Second Amendment to the Declaration of Covenants, Conditions & Restrictions for Sable Creek, recorded on or about November 21, 2018, as Instrument No. 2018-136488 of the Real Property Records of Denton County, Texas (the "Second Amendment"); and

WHEREAS, the Declaration was again amended by the Third Amendment to the Declaration of Covenants, Conditions & Restrictions for Sable Creek, recorded on or about January 18, 2023, as Instrument No. 2022-5112 of the Real Property Records of Denton County, Texas (the "Third Amendment"); and

WHEREAS, pursuant to Section C.3.7 of Appendix C to the Declaration, during the Development Period, Declarant may amend this Declaration and the other Documents, without the consent of other Owners or any mortgagee, for any purpose, provided the amendment has no material adverse effect on any right of any Owner; and

WHEREAS, pursuant to Article 1, Section 1.12 of the Declaration, "Development Period" means the 20-year period beginning the date the Declaration is recorded; and

WHEREAS, the Development Period is still in effect; and

WHEREAS, the Declarant has approved the following amendment to the Declaration.

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

- 1. Article 14, Section 14.1 of the Declaration is deleted in its entirety and replaced with the following:
 - 14.1. <u>CONSENTS REQUIRED</u>. As permitted by this Declaration, some amendments of this Declaration may be executed by Declarant alone, or by the Board alone. Otherwise, amendments to this Declaration must be approved by Owners of at least ten percent (10%) of the Lots.
- 2. Except as modified by the First Amendment, Second Amendment, Third Amendment, and this Fourth Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the foregoing amendment was approved by the Declarant in accordance with Section C.3.7 of Appendix C to the Declaration.

SABLE CREEK PARTNERS, LTD.,

A Texas limited partnership

By: Justland Development, LLC
A Texas limited liability company
Its General Partner

By: Michael Todd
Title: Managing Member

<u>ACKNOWLEDGEMENT</u>

STATE OF TEXAS	
COUNTY OF Denton	80

The foregoing instrument was acknowledged before me this 13 day of Normber, 2023, by Michael Todd, the Maraging Member of Justland Development, LLC, a Texas limited liability company, the general partner of Sable Creek Partners, Ltd., a Texas limited partnership, on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of

S. D. HESTAND
Notary Public
State of Texas
ID # 11860195
Comm. Expires 02/07/2024

Notary Public in and for the State of Texas

My Commission Expires: 2 724