

**Denton County
Juli Luke
County Clerk**

Instrument Number: 122279

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:

Document Number: 122279
Receipt Number: 20231115000056
Recorded Date/Time: November 15, 2023 08:59 AM
User: John C
Station: Station 25

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
[Amendment Standard]**

**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 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, 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. CONSENTS REQUIRED. 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, and this Third 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

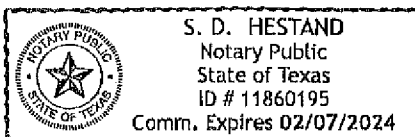
By: [Signature]
Name: Michael Todd
Title: Managing Member

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF Denton §

The foregoing instrument was acknowledged before me this 13 day of November, 2023, by Michael Todd, the Managing 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 November, 2023.



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

My Commission Expires: 2/7/24