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# Johnson County

Becky Ivey  
Johnson County Clerk  
Cleburne, TX

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\*\*\*THIS PAGE IS PART OF THE INSTRUMENT\*\*\*

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I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR LAURENWOOD

This Amendment to Declaration of Covenants, Conditions and Restrictions ("Amendment") is made and entered into as of February 2, 2017 by J Houston Homes, LLC, a Texas limited liability company (together with its successors and assigns, "Declarant"), and amends that certain Declaration of Covenants, Conditions and Restrictions dated February 20, 2015, recorded under Document Number 2015-3683, Official Public Records of Johnson County, Texas (the "Declaration").

RECITALS:

A. Capitalized terms used in this Amendment, unless otherwise defined herein, are defined in the Declaration.

B. Declarant is the assignee of the original declarant, Laurenwood Chisholm Trail, LLC, which recorded the Declaration as part of a general plan of development for the planned community known as Laurenwood. Declarant currently holds all rights, privileges and duties of "Declarant" as such term is defined in the Declaration.

C. Declarant wishes to amend the Declaration to further Declarant's general plan of development for Laurenwood.

D. Section 13.1 of the Declaration states that during the Development Period, Declarant shall have the right to amend the Declaration, and such amendment shall apply to all of the Property.

E. Pursuant to Section 1.1 of the Declaration, the Development Period under the Declaration is currently in effect. As of the date of this Amendment, ten years have not elapsed since the date the Declaration was recorded in the Official Public Records of Johnson County, and not every Lot in the Property is improved with a dwelling.

F. Section 16.2 of the Declaration provides that so long as Declarant owns at least one Lot, the Declaration may be amended only by Declarant, and no other Owner shall have a vote regarding amendment.

AMENDMENT TO DECLARATION

1. The following is added under Exhibit C to the Declaration, as Section 5(c):

"(c) Notwithstanding anything to the contrary in this Exhibit C or the Declaration, a storage building, shop, or other similar building or improvement may be constructed on a Lot which is made of metal or other non-masonry materials, provided that any such building or improvement must be of good, workmanlike construction, approved by the ACC (which approval shall not be arbitrarily or unreasonably withheld) and screened from view from all streets and other public or common areas of Laurenwood using privacy fencing that satisfies the requirements of the following Section 5(d)."

2. The following is added under Exhibit C to the Declaration, as Section 5(d):

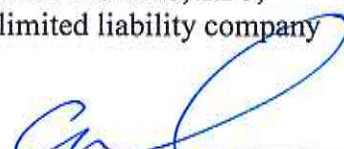
"(d) All fencing used to screen buildings to which Section 5(c) above applies shall meet all requirements set out in Section 14 below, except that such fencing must be eight feet (8') in height as measured from existing ground level."

3. The following is added under Exhibit C to the Declaration, as Section 14(d):

"(d) All fencing must be stained a uniform color established by the ACC."

Declarant hereby executes this Amendment as of the date set forth above.

J HOUSTON HOMES, LLC,  
a Texas limited liability company

By:   
Name: Chad Miles  
Title: CEO

**ACKNOWLEDGEMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF Ellis       §

This instrument was acknowledged before me on February 2, 2017 by Chad Miles, acting in his/her capacity as CEO on behalf of J Houston Homes, LLC.



  
Notary Public, State of Texas