

2

**AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS,  
CHANGES AND LIENS  
ON AND FOR  
SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE**

STATE OF TEXAS

COUNTY OF NAVARRO

00006444

**THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS ON AND FOR SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE ("Amendment")** is made and effective as of the 1<sup>st</sup> day of September, 2010, by **SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE, LP**, a Texas Limited Partnership ("**Declarant**").

**WHEREAS**, Declarant is the owner and developer of certain real property to be hereinafter commonly known as and described as Sandy Cove Ranch on Richland Chambers Lake ("**Sandy Cove**"), which is a planned residential development consisting of an approximately 94.71 acre tract of land, located in Navarro County, Texas; and

**WHEREAS**, Declarant entered into a Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens, made and effective June 27, 2007, recorded on June 28, 2007, Document Number 00006276, Navarro County Clerk's Office, Navarro County, Texas ("**Declaration**"); and

**WHEREAS**, Sandy Cove is still in its Development Period, as defined in the Declaration; and

**WHEREAS**, Declarant, in its own capacity and as attorney in fact for owners, as set forth in Section 12.1 of the Declaration, desires to amend said Declaration;

**NOW THEREFORE**, for and in consideration of the mutual covenants contained herein, the adequacy and sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows:

- 1) An additional paragraph shall be added to the end of Section 4.6 Use of Common Properties as follows:

While off-road golf carts and "side by side" all terrain vehicles are allowed at Sandy Cove and its Common Properties, such vehicles as two-wheel motocross motorcycles and three-wheel and four-wheel all terrain vehicles are not allowed to be operated, at any time, at Sandy Cove and its Common Properties.

- 2) An additional sentence shall be added to the end of Section 9.3 Maintenance (a) as follows:

Notwithstanding anything contained herein to the contrary, the Association, at its sole discretion and direction, shall mow all lots that have not been built upon and do not have homes under construction on them.

- 3) Except as herein amended, the Declaration shall remain in full force and effect as originally written.

**IN WITNESS WHEREOF**, the authorized representative of Declarant has executed this Amendment to be effective as of the date set forth above.

**DECLARANT:**

**SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE, L.P.**,  
A Texas limited partnership

By: Sandy Cove Ranch Partners Management, LLC,  
A Texas limited liability company,  
Its General Partner

  
By: Michael E. Montgomery, Manager

STATE OF TEXAS

COUNTY OF DALLAS

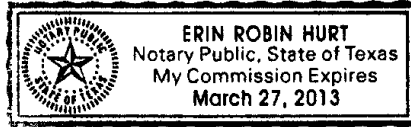
This Instrument was acknowledged before me on the 9 day of September 2010, by Michael E. Montgomery, Manager of Sandy Cove Ranch Partners Management, LLC, a Texas limited liability company, general partner of SANDY COVE RANCH ON RICHALAND CHAMBERS LAKE, L.P., a Texas limited partnership, on behalf of said partnership.

*ERHWA*

Notary Public, State of Texas

My Commission Expires:

March 27, 2013



Filed for Record in:  
Navarro County

On: Sep 13, 2010 at 12:53P

As a  
Recording

Document Number: 00006444

Amount: 20.00

Receipt Number - 36450

By,  
Gena Chandler

STATE OF TEXAS

COUNTY OF NAVARRO

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded and stamped hereon by me.

Sep 13, 2010

Sherry Dowd, COUNTY CLERK  
Navarro County