

After Recording, Return To:
Baird, Crews, Schiller & Whitaker, P.C.
15 North Main Street
Temple, Texas 76501-7629

**FIRST AMENDMENT TO
RESTRICTIVE COVENANTS
OF**

**Final Plat of North Lake Estates,
a subdivision in the ETJ of the City of Morgan's Point, Bell County, Texas**

[Lots Ten (10) through Twenty (20), Block One (1); Lots Ten (10) through Twenty-five (25),
Block Two (2); and Lots One (1) through Twenty (20), Block Four (4)]

WALL DEVELOPMENT, LLC, a Texas limited liability company ("Declarant") is the developer and Declarant of the Final Plat of North Lake Estates, a subdivision in the ETJ of the City of Morgan's Point Resort, Bell County, Texas, according to the map or plat of record in Plat Year 2018, Plat No. 143A & B, Plat Records of Bell County, Texas, as corrected by Affidavit/Certificate of Correction dated May 14, 2020, executed by Charles C. Lucko, Registered Professional Land Surveyor 4636, duly recorded as Document Number 2020023042, Official Public Records of Real Property of Bell County, Texas (the "Subdivision").

As a part of the Subdivision development process, Declarant created a property owners' association known as MPR North Lake Estates Homeowners' Association, a Texas nonprofit property owners' association (the "Association") and its Dedicatory Instruments; which affect and govern the lots and land that comprise the Subdivision, including but not limited to:

(A) "Declaration of Covenants, Conditions and Restrictions of MPR North Lake Estates Homeowners' Association, a Texas nonprofit property owners' association, and of North Lake Estates, a subdivision in the E.T.J. of the City of Morgan's Point Resort, Bell County, Texas" (the "Declaration"), duly recorded as Document Number 2018-00041485, Official Public Records of Real Property of Bell County, Texas; and

(B) "Restrictive Covenants of Final Plat of North Lake Estates, a subdivision in the ETJ of the City of Morgan's Point, Bell County, Texas" (the "Restrictive Covenants"), duly recorded as Document Number 2018-00041487 and re-recorded as Document Number 2020025193, in the Official Public Records of Real Property of Bell County, Texas.

This "First Amendment to Restrictive Covenants of Final Plat of North Lake Estates, a subdivision in the ETJ of the City of Morgan's Point, Bell County, Texas" (the "Amendment") amends and supplements the Restrictive Covenants as follows, to-wit:

(1) Paragraph 22 on Page 8 of the Restrictive Covenants is deleted in its entirety, and the following language will be substituted:

22. No Consolidation of Lots. In no event may two (2) or more Lots be combined and consolidated to be used as one (1) building site, with the exception of Lots Eight (8) and Nine (9), Block One (1) of the Subdivision, which lots can be combined and consolidated into a single building site.

FIRST AMENDMENT TO RESTRICTIVE COVENANTS OF
FINAL PLAT OF NORTH LAKE ESTATES,
A SUBDIVISION IN THE ETJ OF THE CITY OF MORGAN'S POINT, BELL COUNTY, TEXAS

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(2) Miscellaneous.

(i) This Amendment is executed and accepted by Declarant pursuant to the right and authority granted and bestowed Declarant in Article VIII, Modifications and Variances, on page 8 of the Declaration to modify and amend the Restrictive Covenants as set out above.

(ii) This Amendment does not affect any of the remaining covenants, conditions and restrictions set forth in the Restrictive Covenants, and such remaining covenants, conditions and restrictions will remain and continue in full force and effect; and

(c) This Amendment will be EFFECTIVE as of the date of the recording of the Restrictive Covenants. However, in the event of any conflict in the terms and provisions of the Declaration, the Restrictive Covenants and this Amendment, the Restrictive Covenants, as revised by this Amendment, will control.

Executed to be effective on the date first above written.

DECLARANT:

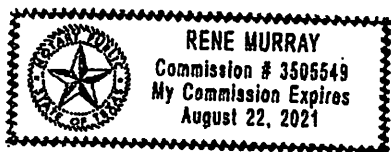
WALL DEVELOPMENT, LLC,
a Texas limited liability company

By: J.C. Wall
J. C. WALL, President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on March 22, 2021, by J.C. WALL, in his capacity as President of WALL DEVELOPMENT, LLC, a Texas limited liability company, on behalf of such company.



René Murray
NOTARY PUBLIC

PREPARED IN THE LAW OFFICE OF:
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
ATTN: THOMAS BAIRD
15 North Main Street
Temple, Texas 76501
www.bcswlaw.com

FIRST AMENDMENT TO RESTRICTIVE COVENANTS OF
FINAL PLAT OF NORTH LAKE ESTATES,
A SUBDIVISION IN THE ETJ OF THE CITY OF MORGAN'S POINT, BELL COUNTY, TEXAS



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2021016854

As
RESTRICTIONS

Recorded On: March 22, 2021
Parties: WALL DEVELOPMENT LLC
To NORTH LAKE ESTATES
Comment:

**Billable Pages: 2
Number of Pages: 3**

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$9.00
Total Fees:	\$15.00

******* DO NOT REMOVE. 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

Instrument Number: 2021016854
Receipt Number: 183299
Recorded Date/Time: 03/22/2021 11:12:41 AM
User / Station: saundemd - BCCCD0638

Record and Return To:

Baird Crews Schiller and Whitaker PC
15 N MAIN ST
TEMPLE, TX 76501-7629

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas



Shelley Coston
Bell County Clerk