103

FILED
TARRANT COUNTY, TEXAS
2001 NOV 27 A 11:15
SUZANNE HENDERSON
COUNTY CLERK
BY _____

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 3850
Dallas, Texas 75201

Unofficial Copy

SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EAGLES LANDING

This Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing (the "Second Amendment") is made by the Bedford Eagles Landing Association, Inc. pursuant to and in accordance with the requirements of Article X, Section 10.3 of the Declaration as hereinafter defined, with the consent of the Owners of not less than sixty-seven percent of the Lots in the Development (the "Consenting Owners") whose signatures are attached hereto as Exhibit A.

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Eagles Landing was executed on July 8, 1985 by MFT Enterprises, a Texas general partnership, in its capacity as Declarant, and was filed of record on the 12th day of July, 1985 in the Real Property Records of Tarrant County, Texas at Volume 8242, Page 138, *et seq.* (the " Declaration"); and

WHEREAS, the Declaration was amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing, executed by the owners of at least sixty-seven percent of the owners of Lots on or about December 28, 1988, and was filed of record in the Real Property Records of Tarrant County, Texas at Volume 9469, Page 1427, *et seq.* (the "First Amendment"); and

WHEREAS, the Declaration and the First Amendment affect certain tracts or parcels of real property located in the City of Bedford, Tarrant County, Texas which are more particularly described on Exhibit B attached hereto (the "Property"); and

WHEREAS, the Declaration may be amended pursuant to and in accordance with the requirements contained Article X, Section 10.3 of the Declaration; and

WHEREAS, the Consenting Owners desire to amend the Declaration and have complied with the requirements as set forth in Article X, Section 10.3 of the Declaration.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

1. Article IV, Section 4.1 of the Declaration, entitled **Creation of Lien and Personal Obligation for Assessments**, is hereby amended by deleting the first and second sentences thereof and replacing these with the following:

> The Owner of each Lot within the Property, by acceptance of a deed or other conveyance therefor, whether or not is shall be expressed in any such deed or other conveyance, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments for capital improvements, and (3) conveyance assessments, such assessments to be fixed, established and collected as hereinafter provided. The annual, special and conveyance assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be secured by a continuing lien upon the property against which each such assessment is made.

2. The Declaration is hereby amended by adding a Section 4.4A to Article IV, which shall appear between Section 4.4 and Section 4.5, and shall read in its entirety as follows:

> **4.4A** **CONVEYANCE ASSESSMENT**. The conveyance assessment shall be for the purpose of replacement of Common Area component. The initial amount of the conveyance assessment shall be $500.00 per Lot. The Board of Directors may increase or decrease the amount of the conveyance assessment from time to time, in its sole discretion. The conveyance assessment shall commence upon the filing of this Second Amendment and shall be due and payable upon each and every transfer of title of a Lot, except as a result of foreclosure by the first lien mortgage holder, whether by deed or other conveyance.

3. Article IV, Section 4.6 of the Declaration, entitled **Reserve and Working Capital Funds**, is hereby amended by deleting the first sentence thereof and replacing it with the following:

> The Association shall establish an adequate reserve fund for replacement of Common Area components and the same shall be funded by regular monthly payments and by the conveyance assessment.

4. Article IV, Section 4.7 of the Declaration is deleted and shall hereinafter read in its entirety as follows:

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4.7 **UNIFORM RATE OF ASSESSMENT**. Annual, special and conveyance assessments shall be fixed at a uniform rate for all Lots regardless of location, and size, and shall commence and be due in accordance with the provisions hereof.

Except as modified and amended hereby the terms of this Second Amendment, all other terms and sections contained in the Declaration and First Amendment shall remain in full force and effect with respect to the Property and the Property shall hereinafter be owned, occupied transferred and conveyed subject to the terms and conditions of this Second Amendment.

The undersigned, as President and Secretary of the Bedford Estates Landing Association, Inc., hereby certifies that they signatures attached hereto as Exhibit A constitutes the Owners of sixty-seven percent (67%) of the Lots subject to the Declaration as of the date of the consent to this Second Amendment.

BEDFORD EAGLES LANDING ASSOCIATION, INC.

By: _____
Jeff Blakeman, President

By: Rebecca Denham
Rebecca Denham, Secretary

Unofficial Copy

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jeff Blakeman, President of Bedford Eagles Landing Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 19th day of November, 2001.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-2003

Gregory Ulmer
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Rebecca Denham, Secretary of Bedford Eagles Landing Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 19th day of November, 2001.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-2003

Gregory Ulmer
Notary Public, State of Texas

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared the following: EARNIE NICHOLS, NORMAN SCHNEIDER et ux Jeannette Schneider, CYNTHIA FARRELL, JULIE V. LAIR, JIM GILBERT (2 properties, 2 signatures) PATRICIA LINBERG, M. TERESA NEZWORSKI, JEFFREY A. BLAKEMAN, DONNA JUSTICE, GERALD LEIL, DONALD G. FORMBY ET UX JOAN H FORMBY, JOHN D'AMBOISE ET UX MARY D'AMBOISE, LAURA VAN HORN, ELIZABETH KLETTE, IRIS W. GODDARD ET UX LEE ANNE GODDARD LOUIS J. SOULE' ET UX MARY LOU SOULE', Donald G. Formby et ux Joan Formby, JAKEY M. Powell, et ux Wanda Powell, Glenna Bowen, BILL Beaudoin et ux Judy Beaudoin, JUNE JACOBY, ROBERT G. HURST, Arnratha Bhaktha-Vathsalam known to me to be the persons whose names are subscribed to the foregoing instrument (Working Capital Fund) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of November, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Gregory Ulmer
Notary Public in and for
The State of Texas

EXHIBIT A

Unofficial Copy

[signature] Print name: Ernie Nickols	2904 Matterhorn	11/20/99
Norman Schneider Print name: Norman Schneider	2909 Matterhorn	11-20-99
Jeannette Schneider Print name: Jeannette Schneider	2909 Matterhorn	11-20-99
Cynthia Farrell Print name: Cynthia Farrell	2916 Matterhorn	11-20-99
Julie V Kuhr Print name: Julie V Kuhr	2908 Matterhorn	11-20-99
[signature] Print name: Jim Gilbert	2920 Matterhorn	11-20-99
[signature] Print name: Jim Gilbert	2900 Eagles Nest	11-20-99
Patricia Limbeck Print name: Patricia Limbeck	3009 Eagles West	11/20/99
M. Teresa Neworski Print name: M. Teresa Neworski	2913 Matterhorn	11/20-99
[signature] Print name: Jeff Blakeman	2905 Everest Dr	11/20/99

Unofficial Copy

Working Capital Fund

Print name:		
DONNA JUSTICE	3012 EVEREST	Donna Justice
[illegible]	3017 Eagle Nest	Granbury, TX 76048
Donald G. Formby	2916 Everest	[illegible]
Joan N. Formby	2916 Everest	[illegible]
John D'Amboise	3005 Everest	817 571 5951
MARY D'Amboise	3005 Everest	817 571 5951
[illegible]	2920 Eagles Nest	817-285-5706
[illegible]	2900 Everest Dr	817-868-1409
Lee Anne Goddard	2913 Everest Dr	817-685-0954
[illegible]	2913 Everest Dr.	817-685-0954

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Louis J. Soulé	3013 Everest	817-540-1340
Print name: Louis J. Soulé		
Mary Lou Soulé	3013 Everest	(817) 540-1340
Print name: Mary Lou Soulé		
Donald R. Formby Joan Formby	2916 Everest	817-399-0658
Print name: Donald & Formby Joan Formby		1634 Rogers Rd Newark, TX. 76071
JAKEY M. POWELL	Jakey M. Powell	3008 EAGLES NEST DR.
Print name:		
WANDA POWELL	Wanda Powell	3008 Eagles Nest
Print name:		
Glenna Bowen	Glenna Bowen	1220 Rigel Crossing
Print name:		
Bill & Judy Brandon	2908 Everest Dr	Judy Brandon
Print name:		
Bill Brandon		
Print name:		
June JACOBY	June Jacoby	3009 Matterhorn DR.
Print name:		
Robert G. Hurst	2912 Everest DR	817-540-3775
Print name: Robert G. Hurst		

Unofficial Copy

Working Capitol Fund

Print Name	Signature	Address
Amritha Bhakthavathsalan	[signature]	1248 Royal Crescent Bedford Tx 76021.

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared

Bernice French

and

D. A. Sabados

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of March, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Gregory Ulmer
Notary Public in and for
The State of Texas

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared Terri Colbert, Carol Johnson, Carol Mason, Robbie Jo Hux, Deborah Jurcak et ux Michael Jurcak, James F. Flanigan et ux Ann Flanigan, Shirley A. Morgan, Kathryn A. Ude

_____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of March, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Gregory Ulmer
Notary Public in and for
The State of Texas

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared

J W Larfer
et ux
Elaine Larfer

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of May, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Gregory Ulmer
Notary Public in and for
The State of Texas

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared Bill Brandor, Mary Lynne Creedon, Kenneth E. Martin, Katheen H. Dunn, Marilyn L. Martin, Kathryn J. Grimm and Jana Pratt

_____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of May, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Gregory Ulmer
Notary Public in and for
The State of Texas

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared Rebecca L. Derhamy known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of June, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Gregory Ulmer
Notary Public in and for
The State of Texas

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared

Millie Gambrell
Barbara Jane
Sandra Soltenreich
Jennifer Neill
Gary M. Turner
Michael L. Keel

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of November, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Gregory Ulmer
Notary Public in and for
The State of Texas

Unofficial Copy

WORKING CAPITAL FUND

Terri Colbert Print name: Terri Colbert	1220 Falcon Trl.	3/11/99
Carol Johnson Print name: Carol Johnson	2901 Everest	3/11/99
CAROL MASON Print name: Carol Mason	3029 EVEREST	3/11/99
Proxy Carol Mason Print name: TOM + NITA LYNCH	3024 EVEREST	3/11/99
Proxy Carol Mason Print name: BARBARA & DON ARQUITT	3001 EVEREST	3/11/99
Robbie Jo Hull Print name: Robbie Jo Hull	1225 FALCON TR	3/11/99
Deborah Jurcak Print name: Deborah Jurcak	1249 Royal Crescent	3/11/99
Michael Jurcak Print name: Michael Jurcak	1249 Royal Crescent	3/11/99
ANN FLANIGAN Print name:	1204 Royal Crescent	3/11/99
JAMES E. FLANIGAN Print name:	1204 Royal Crescent	3-11-99

Unofficial Copy

WCF

Shirley Q. Morgan — 3004 Eagle Nest, Bedford, TX 76021 — 3/11/99
Print name:

Kathryn A. Ude — 2021 Matterhorn — 3/11/99
Print name:

Bernice French — 2929 Everest Dr. — 3-23-99
Print name: BERNICE FRENCH

D. A. Sabados — 1217 Royal Crescent — 3-23-99
Print name: D.A. Sabados

J. M. Langfer — 2917 Matterhorn — 5/3/99
Print name: JULIANNE

Elaina Langfer — 2917 Matterhorn — 5/3/99
Print name: ELAINA LANGFER

[illegible] — 2908 Everest Dr. — 5/5/99
Print name:

Mary Lynne Creedon — 2901 Matterhorn, Bedford, TX 76021 — 5-5-99
Print name: MARY LYNNE CREEDON

Kenneth G. Martin — 1241 Royal Crescent — 5-5-99
Print name: KENNETH G. MARTIN

Kathleen H Dunn — 2924 Matterhorn — 5-5-99
Print name: Kathleen H Dunn

Unofficial Copy

WCF

Marilyn L. Martin Print name: Marilyn L. Martin	1241 Royal Crescent Bedford, Tx.	5-5-99
Kathryn S Grimm Print name: Kathryn S Grimm	2916 Eagles Nest Bedford, Tx	5/5/99
Jana Duratt Print name: Jana Siratt	2916 Everest Bedford	5-5-99
Rebecca L Denham Print name: Rebecca L Denham	3020 Everest	6/2/99
Millie Gambrell Print name: Millie Gambrell	2908 Matterhorn Dr	11/15/99
Barbara Jani Print name: BARBARA JANI	1209 ROYAL CRESCENT	11/15/99
Sandra Seltenreich Print name: Sandra Seltenreich	1245 Royal Crescent Dr	11/15/99
Jennifer Neill Print name: JENNIFER NEILL	1237 Royal Crescent Dr.	11/15/99
Gary Martha Turner Print name: GARY M. Turner	1240 Royal Crescent Dr.	11/15/99
[illegible] Print name: MICHAEL S. KRELL	1240 Royal Crescent	11/15/99

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared

Helen White
MaryJane Phillips
Billy DuPriest et ux Joyce DuPriest
Lawrence J. Cindor
Mary Lou Brown
Bill Byers
Petra Wolf-Ely
Paul Ely
Thomas J. Mangove

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of March, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Gregory Ulmer
Notary Public in and for
The State of Texas

Unofficial Copy

WCF

Helen White Print name: Helen White	1229 Falcon Tr.	March 11, 1999
Mary Jane Phillips Print name: MARY JANE PHILLIPS	1204 Falcon Tr.	March 11, 1999
Billy Dupriest Print name: BILLY V. DUPRIEST	2921 EVEREST	3-11-99
Joyce Dupriest Print name: JOYCE DUPRIEST	" "	" "
Laurence J Cuder Print name:	2901 McTeflon	3-11-99
Mary Lou Brown Print name: Mary Lou Brown	2937 Everest Dr.	3-11-99
Bill Byers Print name: Bill Byers	1009 Royal Crescent	11 Mar 99
Peter Wolf-Ely Print name: Petra Wolf-Ely	2921 Eagles Nest Dr.	3-11-99
Paul Ely Print name: Paul Ely	2921 Eagles Nest Dr.	3-11-99
Thomas J. Mangone Print name: Thomas J Mangone	3004 Highas Nest Dr	3-11-99

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared Louis Fehr, Richard Hitchcock et ux Susan Hitchcock, Jill McCullough, Carol McCabe Ellerbee, Barbara Buckwald, Pam Lyons, Linda Hurst, Lana Neuschwander et ux Alan Neuschwander, Jonnie Anderson, G. Dick Miller, Lynne Armstrong (2 times, 2 properties)

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of November, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Gregory Ulmer
Notary Public in and for
The State of Texas

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared

Matthew Gunnip
Patricia Linberg
Tracy Hardy
Ben King et ux Janice King
Margaret Thomson

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of November, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Notary Public in and for
The State of Texas

Unofficial Copy

Working Capitol Fund

Louise Fehr — C. Louise Fehr — 2901 Eagles Nest Dr.
Print name:

Richard Hitchcock — Richard Hitchcock — 1200 Falcon Trail
Print name:

Susan Hitchcock — Susan Hitchcock — 1200 Falcon Trail
Print name:

Jill McCullough — Jill McCullough — 1233 Falcon Trail
Print name:

Carol McCabe Ellerbee — Carol Ellerbee — 3028 EAGLES Nest Drive
Print name:

BARBARA BUCKWALD — Barbara Buckwald — 1225 Royal Crescent D.
Print name:

PAM LYONS — Pam Lyons — 1225 Talentwail Dr.
Print name:

Linda Hurst — Linda Hurst — 1221 Falcon Trail Dr.
Print name:

Lana Neuschwander — L Neuschwander — 3017 Matterhorn Dr.
Print name:

Alan Neuschwander — Alan Neuschwander — 3017 Matterhorn Dr.
Print name:

Unofficial Copy

wcf

Donnie Anderson Print name: Donnie Anderson	2904 Everest	11/15/99
[illegible] Print name: G. Dick Miller	1221 Royal Crescent	11/15/99
Lynne Armstrong Print name: Lynne Armstrong	2917 Everest Dr.	11/15/99
Lynne Armstrong Print name: Lynne Armstrong	3027 Eagle Nest Dr	11/15/99
[illegible] Print name: Matthew Gunnip	3008 Eagles Nest	11/26/00
Patricia Limberg Print name: Patricia Limberg	3005 EAGLES NEST	11/26/00
Tracey Hardy Print name: Tracey Hardy	3005 Eagles Nest	11/26/00 817-546-3605
[illegible] Print name: BOB KING	3037 Everest Dr	817-354 5504
Janice S. King Print name: JANICE KING	3037 Everest Dr	817-354 5504
Margaret Thomas Print name:	2913 Eagle Nest	817-283-2824

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared John Farrell & Ux Marsha Farrell, Kathryn Grimm, Trey Blackshire, MICHAEL D'Ahcelic, E. Paulette Lee, Janice D. Loutrel, Paulette Lee, Kim Hanson-Vargas, Kris Eggspestler, Barbara Jani, Suzanne Ashlock et ux Jeffrey Ashlock, Jimmy R. Jones, Joseph W Fontenot, ED VARGAS, Barbara Moore, Paul Termin et ux Deborah Termin, Larry Birkhead, Rebecca Denham, Dexter V. Mason et ux Magdalene Mason, Janice Cathran, Eunice Hill, Tracy Shabay, Bonnel Eggspuehler, et ux Kris Eggspuehler, Jennifer Trimmer, Patricia Files Stalberg, Gladys Horn, Joan Good, Charles M. Raulerson, Penny Boice, Victoria Wise Mike South, et ux Jessica South, Peggy Woods, Mary Blain, Bettie Banks,

_____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of May, 1999.

GREGORY ULMER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-08-99

Gregory Ulmer
Notary Public in and for
The State of Texas

EXHIBIT A

Unofficial Copy

Working Capital Fund

	Kris Eggspuehler	[illegible]	2929 Eagles Nest 1204 Royal Crest
	Gladys Horn	Gladys Horn	2944 Eagles Nest
#122	Penny Boice	Penny Boice	3001 Matterhorn
	Peggy Woods		1224 Falcon Trail
	Mary Blain	Mary L Blain	3021 Eagles Nest Drive 399-8998
	Victoria Wise (for)	Victoria Wise	2904 Eagles Nest Dr
	Bettie Banks	Bettie Banks	1205 Royal Crescent
	John Farrell	[illegible]	3000 Matterhorn
	Marsha Farrell	Marsha Farrell	3000 Matterhorn
	F. Paulette Lee	F. Paulette Lee	3001 Eagles Nest Drive

Print name:

Unofficial Copy

Working Capital Fund

Patricia Foiles Stolberg PATRICIA FOILES STOLBERG 3020 MATTERHORN DR.
Print name:

Charles M Raulerson Charles M Raulerson 3021 Faircrest Dr.
Print name:

MICHAEL D'ANGELI MD'Angeli 3012 MATTERHORN DR.
Print name:

Kim Hanson-Vargas Kim Hanson-Vargas 3004 Matterhorn Dr.
Print name:

Suzanne Ashlock Suzanne Ashlock 3008 Matterhorn DR.
Print name:

JEFFREY ASHLOCK Jeffrey Ashlock 3008 Matterhorn Dr.
Print name:

Ed VARGAS 3004 Matterhorn
Print name:

Larry Birkhead Larry Birkhead 3024 Matterhorn
Print name:

Janice Cothran Janice Cothran 3016 Matterhorn
Print name:

BONNE' EGGSPUEHLER Bonne' Eggspuehler 1201 Royal Crescent 2929 Eagles Nest
Print name:

Unofficial Copy

WCF

Trey Blackshire — 3025 Eagles Nest — 817-540-3920
Print name: Trey Blackshire

Jimmy R Jones — 2933 Everest — 817-484-0956
Print name: Jimmy R. Jones

Paulette Lee — 3001 Eagles Nest — 817-545-0250
Print name: PAULETTE LEE

Barbara Jani — 1209 Royal Crescent — 817 571 6526
Print name: BARBARA JANI

Joseph W Fontenot — 2909 Everest Dr. — 817-318-1663
Print name:

Paul Terrin — 3013 Eagles Nest — 817-571-3789
Print name: PAUL TERRIN

Deborah Terrin — 3013 Eagles Nest — 817-571-3789
Print name: DEBORAH TERRIN

Dexter V. Mason — 2945 Eagles Nest — 817-354-0365
Print name: Dexter V. Mason

Magdalene Mason — 2945 Eagles Nest — 817-354-0365
Print name: MAGDALENE MASON

Tracy Shabay — 1212 Falcon Trail — 817-571-6745
Print name: Tracy Shabay

Unofficial Copy

Working Capitol Fund

Print name:		
Kathryn Grimm	2916 Eagles Nest Dr.	Kathryn L. Grimm
Janice D. Lowtree	1239 Falcon Crest	Janice D. Lowtree
Kris Eggspresser	1204 Royal Crescent	Kris Eggspresser
Jimmy Jones	2933 Everest	Jimmy R. Jones
Barbara Moore	3005 Matterhorn	Barbara Moore
Rebecca Denham	3020 Everest	Rebecca Denham
Eunice Hill	2905 Matterhorn	Eunice Hill
Jennifer Hammer	3016 Everest	Jenny D
J. A. Good	3013, Matterhorn Dr	817-358-6889
JOAN GOOD		
Jessica Smith	3028 Matterhorn	(817) 283-5394
Mike South, Jessica South		

Unofficial Copy

$520.00 Working Cap
For New Buyers. After
Approval of this
Amend.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing

This Second Amendment (Second Amendment) to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing (Declaration), a housing subdivision located in the City of Bedford, Tarrant County, Texas, is made as of the 3rd day of May, 1999 by the Owners of not less than sixty-seven percent of the Lots in the Addition (Consenting Owners), who have executed this Second Amendment, in order to amend the Declaration pursuant to section 10.3 thereof.

WHEREAS, the Declaration was made on July 8, 1985 by MFT Enterprises, a Texas general partnership, and filed for record on the 12th day of July, 1985 in the Deed Records of Tarrant County, Texas at Volume 8242, Page 138; and

WHEREAS, the Declaration was amended by a First Amendment executed by the owners of at least sixty-seven percent of the owners of Lots on or about December 28, 1988, which was filed for record in the Deed Records of Tarrant County, Texas at Volume 9469, Page 1427; and

WHEREAS, the Declaration provides for amendment thereof in Section 10.3 of the Declaration; and

WHEREAS, the Consenting Owners desire to amend the Declaration and have complied with the requirements as set forth in Section 10.3 of the Declaration.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

1. The first and second sentences of Section 4.1 of the Declaration are amended to read as follows:

> The Owner of each Lot within the Property, by acceptance of a deed or other conveyance therefor, whether or not is shall be expressed in any such deed or other conveyance, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments for capital improvements, and (3) conveyance assessments, such assessments to be fixed, established and collected as hereinafter provided. The annual, special and conveyance assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be secured by a continuing lien upon the property against which each such assessment is made.

2. The Declaration shall be amended by adding a Section 4.4A between Section 4.4 and Section 4.5, to read as follows:

Unofficial Copy

4.4A CONVEYANCE ASSESSMENT. The conveyance assessment shall be for the purpose of replacement of Common Area component. The initial amount of the conveyance assessment shall be $500.00 per Lot. The Board of Directors may increase or decrease the amount of the conveyance assessment from time to time, in its sole discretion. The conveyance assessment shall commence upon the filing of this amendment and shall be due and payable upon each and every transfer of title of a Lot, except as a result of foreclosure by the first lien mortgage holder, whether by deed or other conveyance.

3. The first sentence of Section 4.6 shall be amended to read as follows:

The Association shall establish an adequate reserve fund for replacement of Common Area components and fund the same by regular monthly payments and by the conveyance assessment.

4. Section 4.7 shall be amended to read as follows:

4.7 UNIFORM RATE OF ASSESSMENT. Annual, special and conveyance assessments shall be fixed at a uniform rate for all Lots regardless of location, and size, and shall commence and be due in accordance with the provisions hereof.

5. Except as modified and amended hereby, all other terms and sections contained in the Declaration and First Amendment shall remain unchanged and in full force and effect.

We, the following Consenting Owners of Eagles Landing Addition, indicate our consent to the foregoing amendments to the Declaration of Eagles Landing by our execution hereof.

Members Signatures	Lots owned	Date Signed
Jonnie Anderson		
JONNIE ANDERSON	2904 Everett Pl	5/3/99
Print name:		
Print name:		

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared Lonnie Anderson _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of May, 1997.

Margaret H. Little
Notary Public in and for
The State of Texas

MARGARET H. LITTLE
MY COMMISSION EXPIRES
March 22, 2001

Unofficial Copy

Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing

This Second Amendment (Second Amendment) to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing (Declaration), a housing subdivision located in the City of Bedford, Tarrant County, Texas, is made as of the _____ day of _____, 1999 by the Owners of not less than sixty-seven percent of the Lots in the Addition (Consenting Owners), who have executed this Second Amendment, in order to amend the Declaration pursuant to section 10.3 thereof.

WHEREAS, the Declaration was made on July 8, 1985 by MFT Enterprises, a Texas general partnership, and filed for record on the 12th day of July, 1985 in the Deed Records of Tarrant County, Texas at Volume 8242, Page 138; and

WHEREAS, the Declaration was amended by a First Amendment executed by the owners of at least sixty-seven percent of the owners of Lots on or about December 28, 1988, which was filed for record in the Deed Records of Tarrant County, Texas at Volume 9469, Page 1427; and

WHEREAS, the Declaration provides for amendment thereof in Section 10.3 of the Declaration; and

WHEREAS, the Consenting Owners desire to amend the Declaration and have complied with the requirements as set forth in Section 10.3 of the Declaration.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

1. The first and second sentences of Section 4.1 of the Declaration are amended to read as follows:

> The Owner of each Lot within the Property, by acceptance of a deed or other conveyance therefor, whether or not is shall be expressed in any such deed or other conveyance, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments for capital improvements, and (3) conveyance assessments, such assessments to be fixed, established and collected as hereinafter provided. The annual, special and conveyance assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be secured by a continuing lien upon the property against which each such assessment is made.

2. The Declaration shall be amended by adding a Section 4.4A between Section 4.4 and Section 4.5, to read as follows:

Unofficial Copy

4.4A CONVEYANCE ASSESSMENT. The conveyance assessment shall be for the purpose of replacement of Common Area component. The initial amount of the conveyance assessment shall be $500.00 per Lot. The Board of Directors may increase or decrease the amount of the conveyance assessment from time to time, in its sole discretion. The conveyance assessment shall commence upon the filing of this amendment and shall be due and payable upon each and every transfer of title of a Lot, except as a result of foreclosure by the first lien mortgage holder, whether by deed or other conveyance.

3. The first sentence of Section 4.6 shall be amended to read as follows:

The Association shall establish an adequate reserve fund for replacement of Common Area components and fund the same by regular monthly payments and by the conveyance assessment.

4. Section 4.7 shall be amended to read as follows:

4.7 UNIFORM RATE OF ASSESSMENT. Annual, special and conveyance assessments shall be fixed at a uniform rate for all Lots regardless of location, and size, and shall commence and be due in accordance with the provisions hereof.

5. Except as modified and amended hereby, all other terms and sections contained in the Declaration and First Amendment shall remain unchanged and in full force and effect.

We, the following Consenting Owners of Eagles Landing Addition, indicate our consent to the foregoing amendments to the Declaration of Eagles Landing by our execution hereof.

Members Signatures	Lots owned	Date Signed
D. Bardin	3016 Eagles Nest Dr.	
DAN BARDIN	Lot 5	May 14, 1999
Print name:		
Virginia Bardin		
Virginia Bardin	Lot 5	May 14, 1999
Print name:		

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared Virginia Bardin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the _____ of _____ and that he/she executed the same for the purposes and consideration therein expressed on behalf of and as the act of _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of May, 1999.

MARK A. FORMBY
NOTARY PUBLIC
STATE OF TEXAS
My Comm Exp. 10-19-2002

Mark A. Formby
Notary Public in and for
The State of Texas

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared Dan Bardin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the _____ of _____ and that he/she executed the same for the purposes and consideration therein expressed on behalf of and as the act of _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of May, 1999.

MARK A. FORMBY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 10-19-2002

Mark A. Formby
Notary Public in and for
The State of Texas

Unofficial Copy

WCF

Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing

This Second Amendment (Second Amendment) to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing (Declaration), a housing subdivision located in the City of Bedford, Tarrant County, Texas, is made as of the _____ day of _____, 1999 by the Owners of not less than sixty-seven percent of the Lots in the Addition (Consenting Owners), who have executed this Second Amendment, in order to amend the Declaration pursuant to section 10.3 thereof.

WHEREAS, the Declaration was made on July 8, 1985 by MFT Enterprises, a Texas general partnership, and filed for record on the 12th day of July, 1985 in the Deed Records of Tarrant County, Texas at Volume 8242, Page 138; and

WHEREAS, the Declaration was amended by a First Amendment executed by the owners of at least sixty-seven percent of the owners of Lots on or about December 28, 1988, which was filed for record in the Deed Records of Tarrant County, Texas at Volume 9469, Page 1427; and

WHEREAS, the Declaration provides for amendment thereof in Section 10.3 of the Declaration; and

WHEREAS, the Consenting Owners desire to amend the Declaration and have complied with the requirements as set forth in Section 10.3 of the Declaration.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

1. The first and second sentences of Section 4.1 of the Declaration are amended to read as follows:

> The Owner of each Lot within the Property, by acceptance of a deed or other conveyance therefor, whether or not is shall be expressed in any such deed or other conveyance, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments for capital improvements, and (3) conveyance assessments, such assessments to be fixed, established and collected as hereinafter provided. The annual, special and conveyance assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be secured by a continuing lien upon the property against which each such assessment is made.

2. The Declaration shall be amended by adding a Section 4.4A between Section 4.4 and Section 4.5, to read as follows:

Unofficial Copy

4.4A CONVEYANCE ASSESSMENT. The conveyance assessment shall be for the purpose of replacement of Common Area component. The initial amount of the conveyance assessment shall be $500.00 per Lot. The Board of Directors may increase or decrease the amount of the conveyance assessment from time to time, in its sole discretion. The conveyance assessment shall commence upon the filing of this amendment and shall be due and payable upon each and every transfer of title of a Lot, except as a result of foreclosure by the first lien mortgage holder, whether by deed or other conveyance.

3. The first sentence of Section 4.6 shall be amended to read as follows:

The Association shall establish an adequate reserve fund for replacement of Common Area components and fund the same by regular monthly payments and by the conveyance assessment.

4. Section 4.7 shall be amended to read as follows:

4.7 UNIFORM RATE OF ASSESSMENT. Annual, special and conveyance assessments shall be fixed at a uniform rate for all Lots regardless of location, and size, and shall commence and be due in accordance with the provisions hereof.

5. Except as modified and amended hereby, all other terms and sections contained in the Declaration and First Amendment shall remain unchanged and in full force and effect.

We, the following Consenting Owners of Eagles Landing Addition, indicate our consent to the foregoing amendments to the Declaration of Eagles Landing by our execution hereof.

Members Signatures	Lots owned	Date Signed
Sandra Seltenreich	1245 Royal Crescent	5/7/99
Print name: Sandra Seltenreich		
Print name:		

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared Sandra Sellhorreich, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of May, 1999.

JENNIFER G. HANSHAW
MY COMMISSION EXPIRES
May 26, 2000

Jennifer Hanshaw
Notary Public in and for
The State of Texas

Unofficial Copy

Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing

This Second Amendment (Second Amendment) to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing (Declaration), a housing subdivision located in the City of Bedford, Tarrant County, Texas, is made as of the _____ day of _____, 1999 by the Owners of not less than sixty-seven percent of the Lots in the Addition (Consenting Owners), who have executed this Second Amendment, in order to amend the Declaration pursuant to section 10.3 thereof.

WHEREAS, the Declaration was made on July 8, 1985 by MFT Enterprises, a Texas general partnership, and filed for record on the 12th day of July, 1985 in the Deed Records of Tarrant County, Texas at Volume 8242, Page 138; and

WHEREAS, the Declaration was amended by a First Amendment executed by the owners of at least sixty-seven percent of the owners of Lots on or about December 28, 1988, which was filed for record in the Deed Records of Tarrant County, Texas at Volume 9469, Page 1427; and

WHEREAS, the Declaration provides for amendment thereof in Section 10.3 of the Declaration; and

WHEREAS, the Consenting Owners desire to amend the Declaration and have complied with the requirements as set forth in Section 10.3 of the Declaration.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

1. The first and second sentences of Section 4.1 of the Declaration are amended to read as follows:

> The Owner of each Lot within the Property, by acceptance of a deed or other conveyance therefor, whether or not is shall be expressed in any such deed or other conveyance, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments for capital improvements, and (3) conveyance assessments, such assessments to be fixed, established and collected as hereinafter provided. The annual, special and conveyance assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be secured by a continuing lien upon the property against which each such assessment is made.

2. The Declaration shall be amended by adding a Section 4.4A between Section 4.4 and Section 4.5, to read as follows:

Unofficial Copy

4.4A CONVEYANCE ASSESSMENT. The conveyance assessment shall be for the purpose of replacement of Common Area component. The initial amount of the conveyance assessment shall be $500.00 per Lot. The Board of Directors may increase or decrease the amount of the conveyance assessment from time to time, in its sole discretion. The conveyance assessment shall commence upon the filing of this amendment and shall be due and payable upon each and every transfer of title of a Lot, except as a result of foreclosure by the first lien mortgage holder, whether by deed or other conveyance.

3. The first sentence of Section 4.6 shall be amended to read as follows:

The Association shall establish an adequate reserve fund for replacement of Common Area components and fund the same by regular monthly payments and by the conveyance assessment.

4. Section 4.7 shall be amended to read as follows:

4.7 UNIFORM RATE OF ASSESSMENT. Annual, special and conveyance assessments shall be fixed at a uniform rate for all Lots regardless of location, and size, and shall commence and be due in accordance with the provisions hereof.

5. Except as modified and amended hereby, all other terms and sections contained in the Declaration and First Amendment shall remain unchanged and in full force and effect.

We, the following Consenting Owners of Eagles Landing Addition, indicate our consent to the foregoing amendments to the Declaration of Eagles Landing by our execution hereof.

Members Signatures	Lots owned	Date Signed
Carl Ferguson Print name:	3008 Everest Dr. LOT 1 Block 3	5/26/99
Karen Ferguson Print name:	LOT 1 Block 3	5-27-99

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared ~~Karen Ferguson~~ Gil Ferguson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that ~~he/she~~ he/she is the Member of Home Owners Assoc. Eagles Landing and that he/she executed the same for the purposes and consideration therein expressed on behalf of and as the act of Amendment of the By-laws.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27 day of May, 1999.

BECKY COSGROVE
MY COMMISSION EXPIRES
August 11, 1999

Becky Cosgrove
Notary Public in and for
The State of Texas

Unofficial Copy

Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing

This Second Amendment (Second Amendment) to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing (Declaration), a housing subdivision located in the City of Bedford, Tarrant County, Texas, is made as of the _____ day of _____, 1999 by the Owners of not less than sixty-seven percent of the Lots in the Addition (Consenting Owners), who have executed this Second Amendment, in order to amend the Declaration pursuant to section 10.3 thereof.

WHEREAS, the Declaration was made on July 8, 1985 by MFT Enterprises, a Texas general partnership, and filed for record on the 12th day of July, 1985 in the Deed Records of Tarrant County, Texas at Volume 8242, Page 138; and

WHEREAS, the Declaration was amended by a First Amendment executed by the owners of at least sixty-seven percent of the owners of Lots on or about December 28, 1988, which was filed for record in the Deed Records of Tarrant County, Texas at Volume 9469, Page 1427; and

WHEREAS, the Declaration provides for amendment thereof in Section 10.3 of the Declaration; and

WHEREAS, the Consenting Owners desire to amend the Declaration and have complied with the requirements as set forth in Section 10.3 of the Declaration.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

1. The first and second sentences of Section 4.1 of the Declaration are amended to read as follows:

> The Owner of each Lot within the Property, by acceptance of a deed or other conveyance therefor, whether or not is shall be expressed in any such deed or other conveyance, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments for capital improvements, and (3) conveyance assessments, such assessments to be fixed, established and collected as hereinafter provided. The annual, special and conveyance assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be secured by a continuing lien upon the property against which each such assessment is made.

2. The Declaration shall be amended by adding a Section 4.4A between Section 4.4 and Section 4.5, to read as follows:

Unofficial Copy

4.4A CONVEYANCE ASSESSMENT. The conveyance assessment shall be for the purpose of replacement of Common Area component. The initial amount of the conveyance assessment shall be $500.00 per Lot. The Board of Directors may increase or decrease the amount of the conveyance assessment from time to time, in its sole discretion. The conveyance assessment shall commence upon the filing of this amendment and shall be due and payable upon each and every transfer of title of a Lot, except as a result of foreclosure by the first lien mortgage holder, whether by deed or other conveyance.

3. The first sentence of Section 4.6 shall be amended to read as follows:

The Association shall establish an adequate reserve fund for replacement of Common Area components and fund the same by regular monthly payments and by the conveyance assessment.

4. Section 4.7 shall be amended to read as follows:

4.7 UNIFORM RATE OF ASSESSMENT. Annual, special and conveyance assessments shall be fixed at a uniform rate for all Lots regardless of location, and size, and shall commence and be due in accordance with the provisions hereof.

5. Except as modified and amended hereby, all other terms and sections contained in the Declaration and First Amendment shall remain unchanged and in full force and effect.

We, the following Consenting Owners of Eagles Landing Addition, indicate our consent to the foregoing amendments to the Declaration of Eagles Landing by our execution hereof.

Members Signatures	Lots owned	Date Signed
Steve Lewis Print name:	3004 Everest Dr.	5/3/99
[illegible] Print name:		5/3/99

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared S. Lyons, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the Owner of _____ of _____ and that he/she executed the same for the purposes and consideration therein expressed on behalf of and as the act of _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of May, 1997.

TANETTE D. HILER
Notary Public, State of Texas
My Commission Expires 11-08-99

Notary Public in and for
The State of Texas

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared S. L. Weas _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the _____ of _____ _____ and that he/she executed the same for the purposes and consideration therein expressed on behalf of and as the act of _____ _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of May, 1997.

TANETTE D. HILER
Notary Public, State of Texas
My Commission Expires 11-08-99

Tanette D. Hiler
Notary Public in and for
The State of Texas

Unofficial Copy

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, A Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the _____ of _____ and that he/she executed the same for the purposes and consideration therein expressed on behalf of and as the act of _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of May, 1999.

TANETTE D. HILER
Notary Public, State of Texas
My Commission Expires 11-08-99

_____
Notary Public in and for
The State of Texas

Unofficial Copy

EXHIBIT B

Those tracts and parcels of real property located in the City of Bedford, Tarrant County, Texas and more particularly described as follows:

(a) All property known as the EAGLES LANDING Planned Unit Development in Tarrant County, City of Bedford, Texas according to the Map or Plat thereof recorded in Volume 388-157, Page 45 of the Map Records of Tarrant County, Texas; and

(b) The property described on Exhibit A to the Declaration of Covenants, Conditions and Restrictions of Eagles Landing, executed by MFR ENTERPRISES, a Texas general partnership, filed of record on about July 12, 1985 and recorded in Volume 8242, Page 138, et seq. of the Real Property Records of Tarrant County, Texas and any other property annexed or subjected to such Declaration.

Unofficial Copy

Exhibit-B.wpd

D201291450
HENRY, ODDO, ETAL.
1717 MAIN ST #3850
DALLAS TX 75201

-W A R N I N G-THIS IS PART OF THE OFFICIAL RECORD--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- COUNTY CLERK
O F F I C I A L R E C E I P T

T O: HENRY ODDO, ETAL.

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202065742	DR2A	LW	11/27/2001	12:19

	INSTRUMENT	FEECD	INDEXED	TIME	
1	D201291450	WD	20011127	12:19	CK 6459

T O T A L : DOCUMENTS: 01 F E E S: 103.00

B Y: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Unofficial Copy