

Mary Louise Nicholson

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**SECOND AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
COVENTRY EAST PHASE 3 HOMEOWNERS ASSOCIATION, INC**

**STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TARRANT §**

This **SECOND AMENDMENT TO THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS** (this "Second Amendment"), is made and entered into to be effective for all purposes as of the 28th day of January, 2020 by Coventry East Phase 3 Homeowners Association, Inc, a Texas non-profit corporation ("Homeowner's Association").

WITNESSETH

WHEREAS, the Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions on or about March 4, 2019, as Document No. D219041000 of the Real Property Records of Tarrant County, Texas (the "Declaration"); and

WHEREAS, Article XI, Section 11.2 of the Declaration provides that the Declarant specifically reserves the right to amend the Declaration without a vote or the consent of any party at any time during Declarant control; and

WHEREAS, The First Amendment of the Declaration of Covenants, Conditions and Restrictions recorded on or about August 12, 2019, as Document No. D219178207 clearly defined definition of Declarant Builder, Declarant and Association;

WHEREAS, Declarant has deemed it desirable, for the efficient preservation of the values and amenities in such community, and assigned the powers of maintaining and administering the community properties and facilities; and

NOW, THEREFORE, the Declaration is hereby amended by revising Article VII, Section 7.1 to allow minimum square footage be reduced as originally written from 1,500 square feet to 1,400 square feet.

IN WITNESS WHEREOF, Holly Arestides, the undersigned has caused this instrument to be executed on the 28th day of January, 2020.

Holly Arestides

Secretary of Coventry Phase 3 Homeowner's Association, Inc.,
a Texas nonprofit corporation

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority a Notary Public in and for said county and state, on this day, personally appeared Holly Arestides, the Secretary of Coventry East Phase 3 Homeowner's Association, Inc., a Texas nonprofit, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of January, 2020.

Lisa Osburn
Notary Public, State of Texas



After Recording, Return to:

COVENTRY EAST PHASE 3
c/o Classic Property Management
2415 Avenue J, Suite #100
Arlington, TX 76006