

011151

**FIRST AMENDMENT
TO
MASTER DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE VILLAGES OF INDIAN CREEK

(KNOWN AS FAIRWAY VISTA OWNERS ASSOCIATION)**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

W I T N E S S E T H:

WHEREAS, that certain Master Declaration of Covenants, Conditions and Restrictions for the Villages of Indian Creek (the "Declaration"), filed of record at Volume 2476, Page 982 et seq. of the Deed Records of Denton County, Texas, which is pertaining to the property described therein (the "Property"), was entered into by the Declarant who was the owner of all the Property set forth in the Declaration on October 28, 1988; and

WHEREAS, Owners of the Lots contained in the Property desire to amend the Declaration in accordance with the terms and conditions of this First Amendment; and

WHEREAS, by affixing her signature hereto, the President of Fairway Vista Owners Association (the "Association") verifies that pursuant to Article X, Section 2 of the Declaration, this First Amendment has been approved by a document signed by ninety percent (90%) or more of the Owners of Lots contained in the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is amended as follows:

Article VII, Section 6 is amended by deleting the first sentence of that section in its entirety and replacing such with the following:

All antennas and satellite dishes, whether receiving or transmitting, shall be located inside the attic of the residence, except one satellite dish measuring eighteen inches (18") or less in diameter may be installed per Lot, if the satellite dish cannot be seen at any

angle from the street upon which the house faces, and if approved by the Architectural Control Committee.

IN WITNESS WHEREOF, the undersigned officers have executed this First Amendment to be effective as of the filing date hereof.

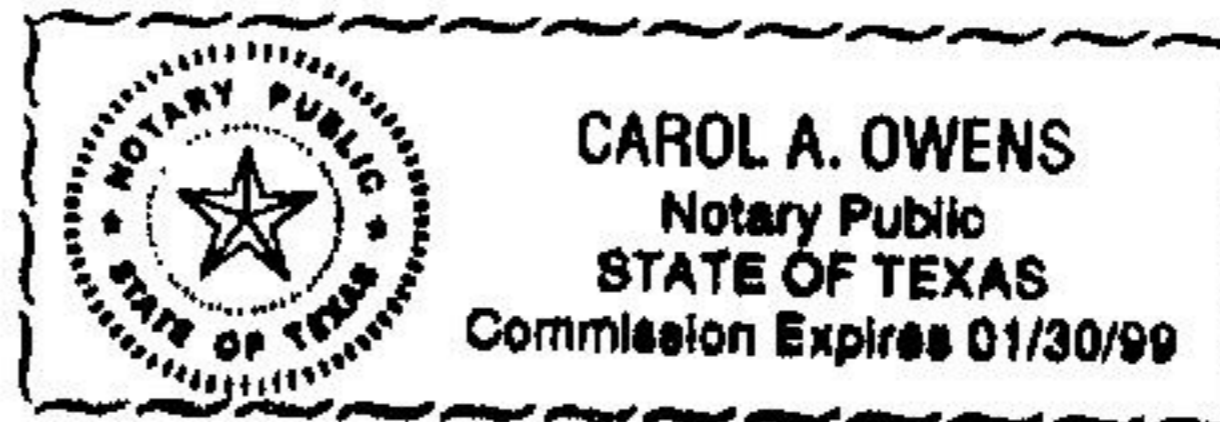
FAIRWAY VISTA OWNERS ASSOCIATION

By: *Patti Ellender*
Patti Ellender

Title: President

ATTEST:

Jeffrey A. Duke
Secretary



STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Patti Ellender, President of Fairway Vista Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that she executed the same for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 12 day of February 1996.

Carol A. Owens
Notary Public in and for
the State of Texas

F:\RWBWP\G\PUD.AND\FAIRWAY

RETURN TO:
LIDDLE, WILLIAMS & BLEND, P.C.
3311 TURTLE CREEK BLVD
SUITE 1050
DALLAS, TEXAS 75219

Doc/Num : 96-R001151
Doc/Type : AMD
Recording : 5.00
Doc/Mgmt : 6.00
Receipt #: 5135
Deputy - CASSY

On Feb 20 1996
At 12:30pm

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY
CLERK