

FIRST AMENDMENT TO COVENANT OF  
CONSTRUCTION, FENCE & USE RESTRICTIONS

M3 RANCH

I.  
OPENING RECITALS

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A. **M3 Ranch Development, Inc.**, a Texas corporation, is the Declarant of M3 Ranch. M3 Ranch is a residential development located in Johnson County, Texas, which is subject to the Declaration of Covenants, Conditions & Restrictions for M3 Ranch, recorded January 29, 2021, as Document No. 2021-3445 ("**Declaration**") and that certain M3 Ranch Covenant of Construction, Fence & Use Restrictions, recorded January 29, 2021, as Document No. 2021-3452 ("**Covenant**"), both in the Official Public Records, Johnson County, Texas.

B. As provided by Appendix C to the Declaration and Article 4 of the Covenant, Declarant has the right to amend and restate the Covenant. By recording this Amendment, Declarant desires to amend and restate certain parts of the Covenant.

C. By recording this Amendment, Declarant desires to amend and restate Part 3, Appendix A, Section 3.A.22, Pools, of the Covenant.

II.  
AMENDMENT

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Covenant, Part 3, Appendix A, Section 3.A.22, Pools, of the Covenant, is hereby amended and fully restated as follows:

“3.A.22. POOLS. Swimming pools must be approved by submitting an application to the Architectural Reviewer in accordance with the provisions of Section 5.6 of the Declaration. Any swimming pool constructed on a Lot must be enclosed with a fence or other enclosure device completely surrounding the swimming pool which, at a minimum, satisfies all Applicable Law. Nothing in this Section 3.11 is intended or may be construed to limit or affect an Owner’s obligation to comply with any Applicable Law concerning swimming pool enclosure requirements. Above-ground, temporary or fiberglass swimming pools are prohibited. The Board may adopt a policy allowing fees to be charged by the Architectural Reviewer for the review of such plans and specifications.”

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III.  
CLOSING RECITALS

Words and phrases defined in the Declaration and Covenant have the same meanings when used in this Amendment.

IV.  
ACKNOWLEDGEMENT

SIGNED AND ACKNOWLEDGED this 26<sup>th</sup> day of June, 2023.

M3 Ranch Development, Inc.,  
a Texas corporation

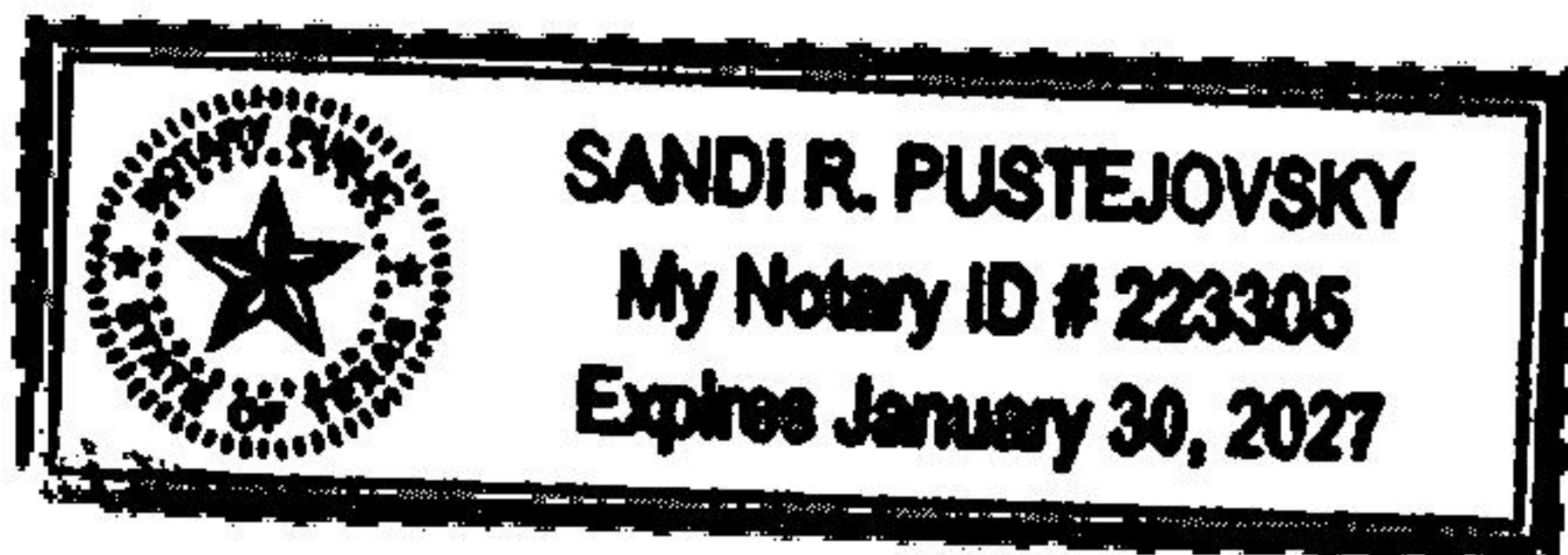
By: *Ben Luedtke*  
Ben Luedtke, Executive Vice President

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

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This instrument was acknowledged before me on the 26<sup>th</sup> day of June, 2023 by Ben Luedtke, Executive Vice President of M3 Ranch Development, Inc., a Texas corporation, on behalf of such corporation.



*Sandi R. Pustejovsky*  
Notary Public, State of Texas

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Johnson County  
April Long  
Johnson County  
Clerk

Instrument Number: 2023 - 17789

eRecording - Real Property

Restrictions

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Recorded On: June 26, 2023 11:09 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

\*\*\*\*\* 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:

Document Number: 2023 - 17789  
Receipt Number: 20230626000080  
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5072 North 300 West  
PROVO UT

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STATE OF TEXAS  
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long  
Johnson County Clerk  
Johnson County, TX

*April Long*