

**After Recording Return To:**  
**Stephanie Quade**  
**Roberts Markel Weinberg Butler Hailey PC**  
**2800 Post Oak Blvd., 57<sup>th</sup> Floor**  
**Houston, Texas 77056**

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS**

***RICE FIELD AT PLANO ARTS***

***COLLIN COUNTY, TEXAS***

**Declarant: URBAN INTOWNHOMES, LTD., a Texas limited partnership**

Cross reference to Declaration of Covenants, Conditions and Restrictions for Rice Field at Plano Arts, recorded as Document No. 20170130000128830 in the Official Public Records of Collin County, Texas, as amended.

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
RICE FIELD AT PLANO ARTS**

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for RICE FIELD AT PLANO ARTS (this "Amendment") is made by URBAN INTOWNHOMES, LTD., a Texas limited partnership (the "Declarant"), and is as follows:

**RECITALS:**

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Rice Field at Plano Arts, recorded as Document No. 20170130000128830 in the Official Public Records of Collin County, Texas (the "Declaration").

B. Pursuant to *Article XV. A.* of the Declaration, the Declarant may unilaterally amend the Declaration.

NOW THEREFORE, Declarant hereby amends and modifies the Declaration as follows:

1. **For Sale Signs.** *Article VI. Q. 1.* of the Declaration is hereby deleted in its entirety and replaced with the following:

**For Sale/Lease Signs.** Prior to the termination of the Development Period, For Sale and For Lease signs are prohibited (including signs placed in the interior or on the exterior of a residence), other than those placed by the Declarant. After the termination of the Development Period, an Owner may erect one (1) sign on his Lot, not exceeding 2'x3' in area, fastened only to a stake in the ground and extending not more than three (3') feet above the surface of such Lot advertising the property for sale or lease.

2. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

RICE FIELD AT PLANO ARTS  
FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

EXECUTED to be effective on the date this instrument is Recorded.

**DECLARANT:**

**URBAN INTOWNHOMES, LTD.,**  
a Texas limited partnership

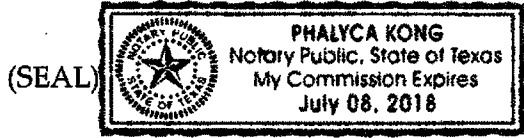
By: Urban InTownHomes GP, LLC,  
a Texas limited liability company,  
its General Partner

By: *Frank M.K. Liu*  
Printed Name: Frank M.K. Liu  
Title: Manager

THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me this 9<sup>th</sup> day of March, 2017, by Frank M.K. Liu, Manager of Urban InTownHomes GP, LLC, a Texas limited liability company, General Partner of Urban InTownHomes, Ltd., a Texas limited partnership, on behalf of said company and partnership.



*Phalyca Kong*  
Notary Public Signature



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
03/15/2017 02:19:46 PM  
\$38.00 DFOSTER  
20170315000334080

*Stacey Kemp*