

**FIRST AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
SUMMER CREEK MEADOWS**

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

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMER CREEK MEADOWS (this "Amendment") is made this 18th day of October, 1999, by Summer Creek Meadows, L.P., a Texas limited partnership (hereinafter referred to as "Declarant").

**WITNESSETH:**

**WHEREAS**, Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for Summer Creek Meadows on July 17, 1998, in Volume 13319, Page 0393 of the Real Property Records of Tarrant County, Texas (the "Declaration"); and

**WHEREAS**, the Declarant desires to delete Article VI, Section 6.12 of the Declaration for the purpose of eliminating the requirement that Owners contribute to the working capital of the Association upon acquisition of a Lot in the Community; and

**WHEREAS**, Article XIII, Section 13.2(a) of the Declaration provides for the unilateral amendment of that instrument by the Declarant until termination of the Class "B" Control Period; and

**WHEREAS**, the Class "B" Control Period has not terminated as of the date of the recording of this Amendment.

**NOW, THEREFORE**, the Declaration is hereby amended as follows:

1. Article VI, Section 6.12 is amended by deleting this Section in its entirety.
2. Article VI, Section 6.13 is amended by changing its Section reference from Section 6.13 to Section 6.12.
3. Except as modified by this Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by its duly authorized agent as of the date first written above.

**DECLARANT: SUMMER CREEK MEADOWS, L.P.**

By: **ZENA DEVELOPMENT CORPORATION**, a Texas Corporation, General Partner

By: Michelle Weber  
Its: Executive Vice President

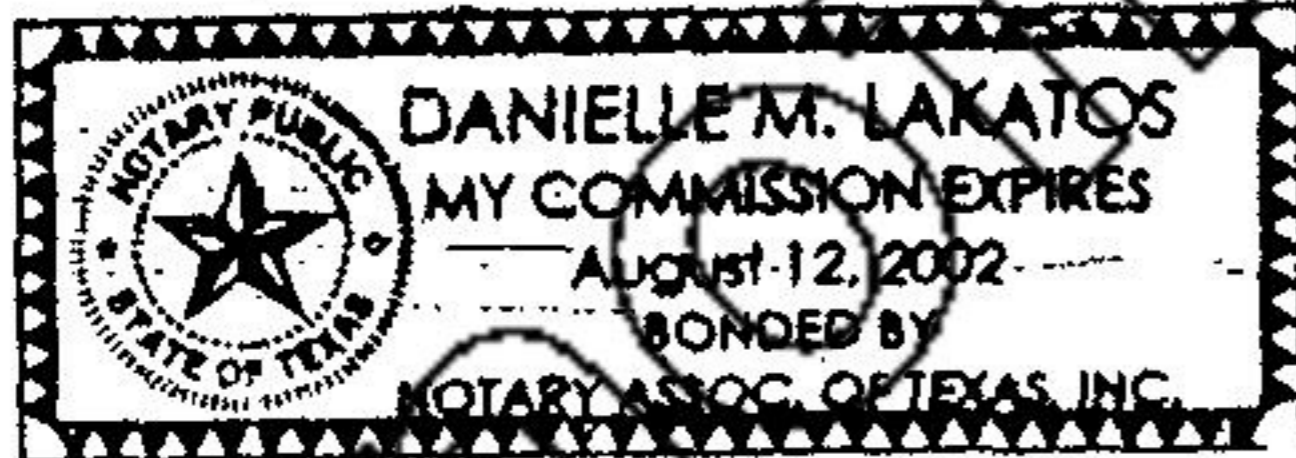
**ACKNOWLEDGMENT**

STATE OF TEXAS §  
                  /TARRANT §  
COUNTY OF ~~DALLAS~~ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Michelle Weber, Executive VP of Zena Development Corporation, general partner of Summer Creek Meadows, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18<sup>th</sup> day of October, 1999.

Danielle M. Lakatos  
Notary Public in and for  
the State of Texas



My Commission Expires: \_\_\_\_\_

**AFTER RECORDING RETURN TO:**  
Riddle & Williams, P.C.  
3811 Turtle Creek Boulevard #1050  
Dallas, Texas 75219

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D199267149  
RIDDLE & WILLIAMS  
3811 TURTLE CREEK BLVD  
SUITE #1050  
DALLAS TX 75219

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T O: S U M M E R C R E E K M E A D O W S

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
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BY: 

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.