

**THIRD AMENDMENT TO THE  
DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
WOODBIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.  
WYLIE, TEXAS**

**STATE OF TEXAS           §  
  §   **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTY OF COLLIN       §**

**THIS THIRD AMENDMENT** is made on the date hereinafter set forth by **HDC MANAGEMENT, LLC**, a Texas limited liability company, as **Controlling Declarant** (hereinafter referred to as "**Controlling Declarant**").

**WITNESSETH:**

**WHEREAS, Controlling Declarant** prepared and recorded an instrument entitled "Declarations of Covenants, Conditions and Restrictions for Woodbridge Villas Homeowners Association, Inc." Wylie, Texas (hereinafter referred to as "**Declaration**") which was filed of record on August 3, 2020 as Document Number 20200803001234830 in the Official Public Records of Collin County as amended by **FIRST AMENDMENT** to the **Declaration** generally incorporating certified resolutions of the Association through its Board of Directors and as further amended by **SECOND AMENDMENT** to the **Declaration**, generally for the purpose of assigning **Operational Declarant** rights which was prepared by **Controlling Declarant** all of which are filed in the Official Public Records of Collin County, Texas.

**WHEREAS,** in accordance with Section 1.27 of the Declaration titled **Definitions** and Section D.3.4(v) of **Exhibit D** to the Declaration titled **Declarant Rights**, Controlling Declarant may amend this Declaration without the consent, approval or joinder of other Owners, any mortgagees or Board Members for the purpose of annexing additional property.

**WHEREAS,** at the time of this Amendment, the Declarant Control Period has not expired or lapsed; and

**WHEREAS,** the following amendment to the Declaration has been approved by the Controlling Declarant;

**NOW THEREFORE,** in accordance with the Declaration, Controlling Declarant hereby annexes all and any tracts and parcels of land or platted lots lying and being in Collin County, Texas as more particularly described on Exhibit A attached hereto and made a part of this Agreement.

[Remainder of page intentionally left blank]  
[signature page to follow]

**SIGNED AND ACKNOWLEDGED** on this 13<sup>th</sup> day of November, 2023.

**CONTROLLING DECLARANT: HDC Management, LLC**  
a Texas limited liability company

By: \_\_\_\_\_  
*[Signature]*

Daryl F Herzog  
Its: Member

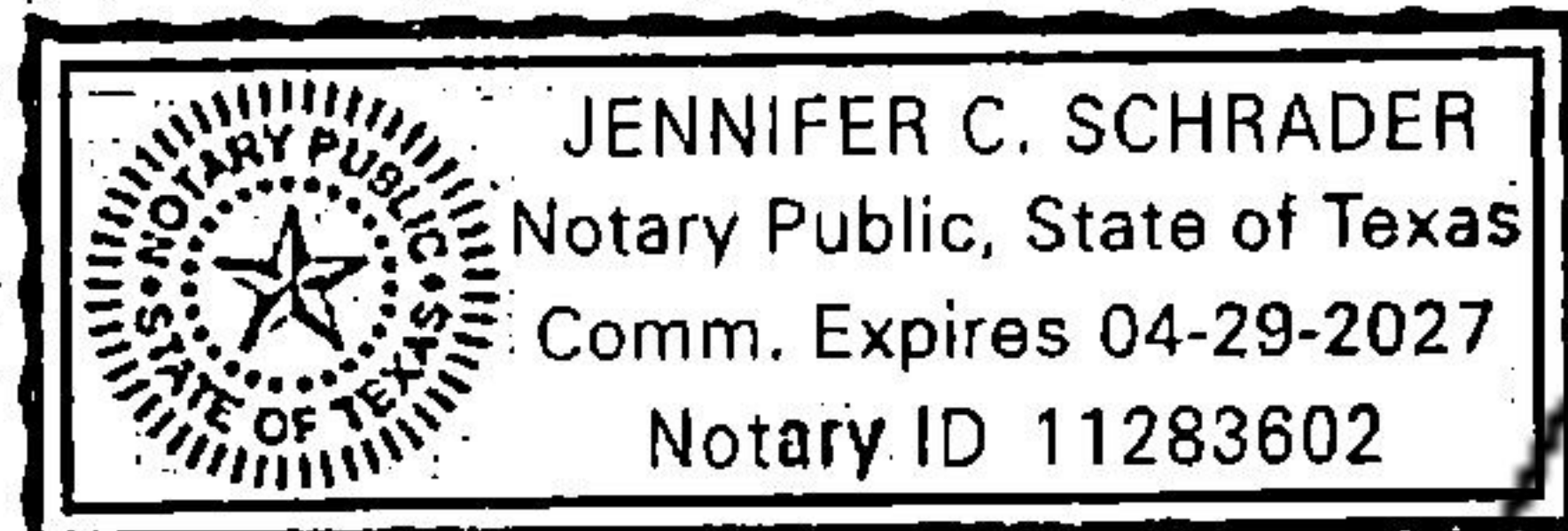
STATE OF TEXAS

COUNTY OF Collin

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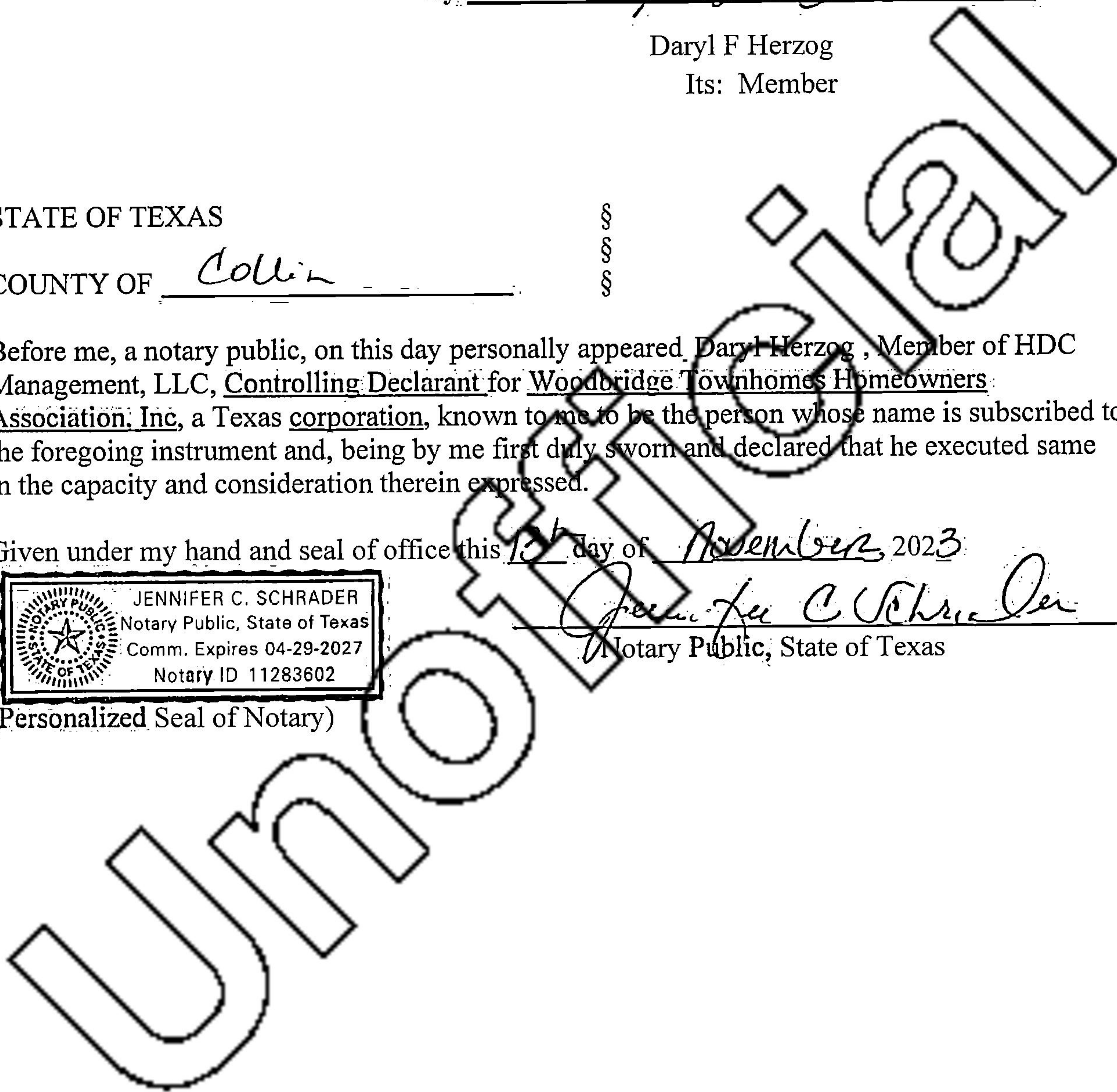
Before me, a notary public, on this day personally appeared Daryl Herzog, Member of HDC Management, LLC, Controlling Declarant for Woodbridge Townhomes Homeowners Association, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this 13<sup>th</sup> day of November, 2023.



\_\_\_\_\_  
*[Signature]*  
Notary Public, State of Texas

(Personalized Seal of Notary)



SIGNED AND ACKNOWLEDGED on this 14 day of NOVEMBER, 2023.

OPERATIONAL DECLARANT AND OWNER: GRENADIER INVESTMENTS, INC.

By: [Signature]

Anthony Natale  
Its: President

STATE OF TEXAS

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§  
§

COUNTY OF DALLAS

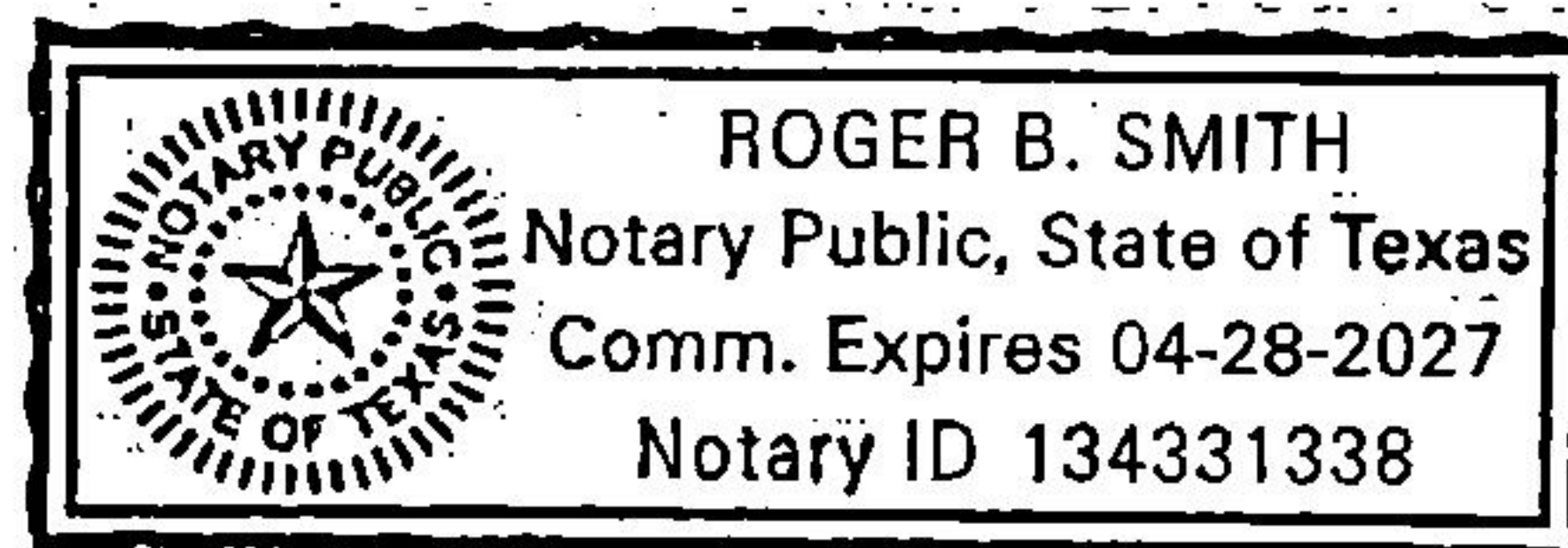
Before me, a notary public, on this day personally appeared Anthony Natale, President of Grenadier Investments, Inc., Operational Declarant and Owner of Woodbridge Townhomes Homeowners Association, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this 14 day of NOVEMBER 2023

[Signature]

Notary Public, State of Texas

(Personalized Seal of Notary)



After Recording Return To  
Anthony Natale  
Grenadier Investments, Inc.  
5000 Quorum Drive Suite 555  
Dallas, Texas 75254

EXHIBIT A

TRACT A-3 PHASES II & III  
RECORDED PLATS

Unofficial

**LEGAL DESCRIPTION  
TOWNHOMES TRACT A4-2  
5.868 ACRES**

**BEING** a tract of land situated in the WILLIAM SACHSE SURVEY, ABSTRACT NO. 835, City of Wylie, Collin County, Texas and being part of that tract of land described in Deed to Woodbridge Townhomes I, Ltd., as recorded in Document No. 20190418000423350, Deed Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southwest corner of said Woodbridge Townhomes I, Ltd. tract;

**THENCE** North 00 degrees 27 minutes 11 seconds East, with the west line of said Woodbridge Townhomes I, Ltd. tract, a distance of 386.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

**THENCE** North 00 degrees 22 minutes 07 seconds West, a distance of 120.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of WOODBRIDGE TOWNHOMES TRACT A 4, PHASE 1, an Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded in Document No. 20200324010001230 (Book 2020, Page 218), Map Records, Collin County, Texas;

**THENCE** Easterly, with said south line, the following sixteen (16) courses and distances:

North 88 degrees 04 minutes 32 seconds East, a distance of 76.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the right having a central angle of 08 degrees 32 minutes 48 seconds, a radius of 260.00 feet and a chord bearing and distance of South 87 degrees 39 minutes 04 seconds East, 38.75 feet;

Easterly, with said curve to the right, an arc distance of 38.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 33 degrees 49 minutes 05 seconds East, a distance of 13.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 09 minutes 07 seconds, a radius of 350.00 feet and a chord bearing and distance of South 13 degrees 58 minutes 04 seconds West, 0.93 feet;

Southerly, with said curve to the left, an arc distance of 0.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 74 degrees 58 minutes 02 seconds East, a distance of 50.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-

tangent curve to the right having a central angle of 00 degrees 17 minutes 32 seconds, a radius of 300.00 feet and a chord bearing and distance of North 13 degrees 50 minutes 51 seconds East, 1.53 feet;

Northerly, with said curve to the right, an arc distance of 1.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 62 degrees 58 minutes 45 seconds East, a distance of 13.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the right having a central angle of 20 degrees 14 minutes 24 seconds, a radius of 260.00 feet and a chord bearing and distance of South 57 degrees 46 minutes 53 seconds East, 91.37 feet;

Southeasterly, with said curve to the right, an arc distance of 91.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a reverse curve to the left having a central angle of 27 degrees 23 minutes 16 seconds, a radius of 305.00 feet and a chord bearing and distance of South 61 degrees 21 minutes 19 seconds East, 144.41 feet;

Southeasterly, with said curve to the left, an arc distance of 145.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 35 degrees 24 minutes 54 seconds East, a distance of 15.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 02 degrees 02 minutes 14 seconds, a radius of 175.00 feet and a chord bearing and distance of South 02 degrees 24 minutes 25 seconds West, 6.22 feet;

Southerly, with said curve to the left, an arc distance of 6.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 88 degrees 26 minutes 42 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 06 minutes 31 seconds, a radius of 125.00 feet and a chord bearing and distance of North 01 degrees 26 minutes 33 seconds East, 0.24 feet;

Northerly, with said curve to the right, an arc distance of 0.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 48 degrees 18 minutes 06 seconds East, a distance of 14.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 02 degrees 11 minutes 57 seconds, a

radius of 305.00 feet and a chord bearing and distance of South 89 degrees 19 minutes 57 seconds East, 11.71 feet;

Easterly, with said curve to the left, an arc distance of 11.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 89 degrees 34 minutes 05 seconds East, a distance of 173.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

**THENCE** South 00 degrees 25 minutes 55 seconds, leaving said south line, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of the above mentioned Woodbridge Townhomes I, Ltd. tract;

**THENCE** South 89 degrees 34 minutes 05 seconds West, with said south line, a distance of 73.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for an interior ell corner of said Woodbridge Townhomes I, Ltd. tract;

**THENCE** South 00 degrees 17 minutes 48 seconds East, a distance of 265.73 feet to a 5/8 inch iron rod with a red plastic cap found for the most southerly southeast corner of said Woodbridge Townhomes I, Ltd. tract;

**THENCE** North 89 degrees 42 minutes 26 seconds West, a distance of 573.25 feet to the **POINT OF BEGINNING** and containing 5.809 acres of land, more or less.

**LEGAL DESCRIPTION  
TOWNHOMES TRACT A4-3  
6.171 ACRES**

**BEING** a tract of land situated in the WILLIAM SACHSE SURVEY, ABSTRACT NO. 835, City of Wylie, Collin County, Texas and being part of those tracts of land described in Deed to Woodbridge Townhomes I, Ltd., as recorded in Document Nos. 20190418000423350 and 20190418000423360, Deed Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found at the intersection of the south line of Hensley Lane, a 60 foot right-of-way, with the east line of Laurel Lane, an 80 foot right-of-way;

**THENCE** North 89 degrees 18 minutes 05 seconds East, with said south line, a distance of 415.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** South 45 degrees 41 minutes 55 seconds East, leaving said south line, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** South 00 degrees 41 minutes 55 seconds East, a distance of 541.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** South 43 degrees 04 minutes 10 seconds West, a distance of 14.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 02 degrees 04 minutes 51 seconds, a radius of 325.00 feet and a chord bearing and distance of South 86 degrees 35 minutes 55 seconds West, 11.80 feet;

**THENCE** Westerly, with said curve to the left, an arc distance of 11.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** South 04 degrees 26 minutes 30 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 11 minutes 26 seconds, a radius of 275.00 feet and a chord bearing and distance of North 86 degrees 09 minutes 13 seconds East, 5.71 feet;

**THENCE** Easterly, with said curve to the right, an arc distance of 5.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** South 48 degrees 14 minutes 59 seconds East, 13.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** South 00 degrees 25 minutes 55 seconds East, a distance of 105.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of the above mentioned Woodbridge Townhomes I, Ltd. tract recorded in Document No. 20190418000423350;

**THENCE** South 89 degrees 34 minutes 05 seconds West, with said south line, a distance of 425.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** North 00 degrees 25 minutes 55 seconds West, leaving said south line, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of WOODBRIDGE TOWNHOMES TRACT A-4, PHASE 1, an Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded in Document No. 20200324010001230 (Book 2020, Page 218), Map Records, Collin County, Texas;

**THENCE** North 89 degrees 34 minutes 05 seconds East, with said south line, a distance of 78.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of said Addition;

**THENCE** Northerly, with the east line of said Addition, the following five (5) courses and distances:

North 00 degrees 41 minutes 55 seconds West, a distance of 524.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 89 degrees 18 minutes 05 seconds West, a distance of 75.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 45 degrees 41 minutes 55 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 00 degrees 41 minutes 55 seconds West, a distance of 80.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 44 degrees 18 minutes 05 seconds East, a distance of 14.14 feet to the **POINT OF BEGINNING** and containing 6.171 acres of land, more or less.





**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2023000135424

eRecording - Real Property  
AMENDMENT

Recorded On: November 28, 2023 08:27 AM

Number of Pages: 12

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**" Examined and Charged as Follows: "**

Total Recording: \$66.00

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**\*\*\*\*\* 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: 2023000135424  
Receipt Number: 20231127000805  
Recorded Date/Time: November 28, 2023 08:27 AM  
User: Jennifer W  
Station: Station 3

**Record and Return To:**

EPN



**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

*Stacey Kemp*