

**AMENDMENT  
TO SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE  
DESIGN GUIDELINES**

STATE OF TEXAS

00006445

COUNTY OF NAVARRO

THIS AMENDMENT TO DESIGN GUIDELINES FOR SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE ("Amendment") is made and effective as of the 1<sup>st</sup> day of September, 2010, by SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE, LP, a Texas Limited Partnership ("Declarant").

WHEREAS, Declarant is the owner and developer of certain real property to be hereinafter commonly known as and described as Sandy Cove Ranch on Richland Chambers Lake ("Sandy Cove"), which is a planned residential development consisting of an approximately 94.71 acre tract of land, located in Navarro County, Texas; and

WHEREAS, Declarant entered into Design Guidelines for Sandy Cove Ranch on Richland Chambers Lake, made and effective June 27, 2010, recorded on June 28, 2007, Document Number 00006275, Navarro County Clerk's Office, Navarro County, Texas ("Design Guidelines"); and

WHEREAS, Declarant desires to amend said Design Guidelines.

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, the adequacy and sufficiency of which are hereby acknowledged, Declarant hereby amends the Design Guidelines as follows:

- 1) Section 2.20 Boat House Structures shall be added to the end of Article II – SITE PLANNING AND LANDSCAPE GUIDELINES, as follows:

Any boat house structure built on Sandy Cove Lots 2, 3 or 32 shall be built partially or entirely within the actual lot, so as to not completely obstruct water access to Lot 1 or the community boat ramp.

- 2) The first sentence in Section 3.1 (a) of Article III – ARCHITECTURAL DESIGN STANDARDS shall be amended to read as follows:

All residences must be a minimum of 3,000 square feet of air conditioned space, with the exception of Lots 1-3 and Lots 30-37, which must be a minimum of 2,000 square feet of air conditioned space and Lots 4-8 and Lots 28-29, which must be a minimum of 2,500 square feet of air conditioned space.

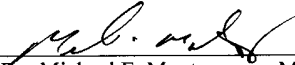
- 3) Except as herein amended, the Design Guidelines shall remain in full force and effect as originally written.

IN WITNESS WHEREOF, the authorized representative of Declarant has executed this Amendment to be effective as of the date set forth above.

**DECLARANT:**

**SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE, L.P.,**  
A Texas limited partnership

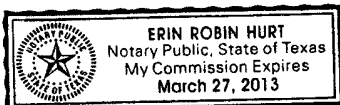
By: Sandy Cove Ranch Partners Management, LLC,  
A Texas limited liability company,  
Its General Partner

  
By: Michael E. Montgomery, Manager

STATE OF TEXAS

COUNTY OF DALLAS

This Instrument was acknowledged before me on the 9 day of September 2010, by Michael E. Montgomery, Manager of Sandy Cove Ranch Partners Management, LLC, a Texas limited liability company, general partner of SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE, L.P., a Texas limited partnership, on behalf of said partnership.



  
Notary Public, State of Texas

John R. Pearson

Filed for Record in:  
Navarro County

On: Sep 13, 2010 at 12:53P

As a  
Recording

Document Number: 00006445

Amount: 10.00

Receipt Number - 36450

By:  
Gena Chandler

STATE OF TEXAS

COUNTY OF NAVARRO

I hereby certify that this instrument was  
filed on the date and time stamped hereon by me and  
was duly recorded and stamped hereon by me.

Sep 13, 2010

Sherry Dowd, COUNTY CLERK  
Navarro County