

## 2<sup>nd</sup> AMENDMENT

### TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS ON AND FOR SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE

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STATE OF TEXAS

COUNTY OF NAVARRO

THIS 2<sup>nd</sup> AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS ON AND FOR SANDY COVE RANCH ON RICHLAND CHAMBERS LAKE (“2<sup>ND</sup> Amendment”) is made and effective as of the 1<sup>st</sup> day of January 2017, 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 Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens, made and effective June 27, 2007, recorded on June 28, 2007, Document Number 00006276, Navarro County Clerk’s Office, Navarro County, Texas (“Declaration”);

WHEREAS, Sandy Cove is still in its Development Period, as defined in the Declaration;

WHEREAS, Declarant amended said Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Sandy Cove Ranch on Richland Chambers Lake, made and effective September 1, 2010, recorded on September 13, 2010, Document Number 00006444, Navarro County Clerk’s Office, Navarro County, Texas (“Amendment to Declaration”); and

WHEREAS, Declarant desires to amend said Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens again.

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 Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens as follows:

- 1) An additional section shall be added to Article 5.3 BASIS AND AMOUNT OF ANNUAL ASSESSMENTS to be amended as follows:

(f) Effective January 1, 2017, the annual assessments shall be set at a rate of ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$1,200.00), until such time as the Declarant or Association, as provided for in the Declaration, shall amend or vote to change said annual assessment.

2) Except as herein amended, the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens 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.,**

By and through its General Partner,  
Sandy Cove Ranch Partners Management, LLC  
BY: Heath Asset Management, L.P.,  
its Managing Member  
BY and through its General Partner,  
Stamford Financial, LLC

\_\_\_\_\_  
BY: Kenneth R. Smith, Manager

THE STATE OF §

COUNTY OF NAVARRO §

This instrument was acknowledged before me on this \_\_\_\_ day of August, 2016, by Kenneth R. Smith, as Manager of Stamford Financial, LLC, the General Partner of Heath Asset Management, L.P., the Managing Member of Sandy Cove Ranch Partners Management, LLC, the General Partner of Sandy Cove Ranch on Richland Chambers Lake, LP, on behalf of said entities.

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NOTARY PUBLIC,  
STATE OF TEXAS

**After Recording, Return To:**

Sandy Cove Ranch on Richland Chambers Lake  
915 Energy Square  
4925 Greenville Avenue  
Dallas, Texas 75206