

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 68352

ERecordings-RP

RESTRICTIVE COVENANTS

Recorded On: May 18, 2021 10:28 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$26.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

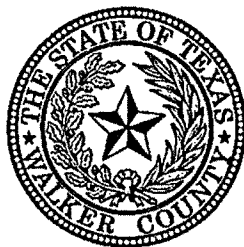
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number: 68352
Receipt Number: 20210518000011
Recorded Date/Time: May 18, 2021 10:28 AM
User: Jessica D
Station: Recording

Record and Return To:

CSC Global



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED in the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

A handwritten signature in cursive script that reads "Kari A. French".

When Recorded Return To:
NW Tribute Ranch POA
P O Box 465
Paulden, AZ 86334

**FIRST AMENDMENT TO THE SECOND AMENDED AND RESTATED
DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS
FOR TRIBUTE RANCH SUBDIVISION
Walker County, Texas**

SCRIVENER'S ERROR

Pursuant to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Tribute Ranch, Article 10, as recorded in Instrument no. 64010 of the Official Records of Walker County, in Walker County, Texas, the undersigned hereby amends the Declaration due to a Scrivener's Error as follows:

Section 1.08 shall be replaced in it's entirety to read as follows:

1.08 Commercial Tracts. "Commercial Tracts" shall mean Lots 3 and 5 in Section 1 and Lots 3, 4, 7, 8, 9, 11, 12, 13, 14 and 17 in Section 2 as further described on the Plats filed under Volume 6, Page 162 and under Volume 6, Page 196 of the Official Plat Records of the Walker County Clerk, Walker County, Texas, said Commercial Tract being designated for either residential or Commercial Use subject to the restrictions set forth herein.

Section 3.01 shall be replaced in it's entirety to read as follows:

3.01 Single Family. Except as specifically set forth in these Restrictions, all Tracts shall be used for single-family residential purposes only. Except as expressly permitted herein, only one single-family residence with a guest home for each Tract is permitted. Lots 3 and 5 in Section 1 and Lots 3, 4, 7, 8, 9, 11, 12, 13, 14 and 17 in Section 2 may be allowed for Commercial Use under the restrictions set forth in Article IX below.

Section 3.01 the first paragraph shall be replaced in it's entirety to read as follows:

3.22 Driveways. All lots have a TXDOT Driveway permit, whether individual or shared. Driveways may only be located in those locations. No additional driveway permits may be requested or permitted. If Lot 3, 4, 11, or 12 in Section 2 are used for a Commercial Use they will require further TXDOT approval for TXDOT entrance permits.

Section 9.01 shall be replaced in it's entirety to read as follows:

9.01 Commercial Use. Lots 3 and 5 in Section 1 and Lots 3, 4, 7, 8, 9, 11, 12, 13, 14 and 17 in Section 2 of the Tribute Ranch Subdivision may be used for commercial purposes subject to the restrictions contained herein. All provisions of these Restrictions apply to the Commercial Tracts unless contradicted by the contents of this Article IX, then the provisions of Article IX control.

All other terms and conditions of the Declaration shall remain the same.

Executed this 17 day of May, 2021

Tribute Ranch, LLC, a Delaware limited liability company

By: [Signature]
, Authorized Agent

STATE OF TEXAS)
County of Walker) ss.

This instrument was acknowledged before me this 17 day of May, 2021 by Debra Burichak as Authorized Agent of Tribute Ranch, LLC, a Delaware limited liability company, on behalf of said company.

Notary [Signature]

My Commission expires: 06-19-2023

