

Leon County  
Christie Wakefield  
Leon County Clerk  
Centerville, Texas 75833



70 2022 00450285

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Instrument Number: 2022- 00450285

As

Recorded On: April 19, 2022

Recordings

Parties: NORTH CREEK LAND COMAPNY LLC ET AL

To  
NORTH CREEK SUBDIVISION

Billable Pages: 5

Recorded By: DENNIS COFFEY

Num Of Pages: 6

Comment: AMENDMENT DECLARATION

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\*\* Examined and Charged as Follows: \*\*

|                   |       |
|-------------------|-------|
| Recordings        | 32.00 |
| Recording Charge: | 32.00 |

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

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Leon County, TX

**File Information:**

Document Number: 2022- 00450285  
Receipt Number: 171064  
Recorded Date/Time: April 19, 2022 11:13:39A  
Book-Vol/Pg: Bk-OR VI-1878 Pg-113

**Record and Return To:**

DENNIS COFFEY  
HAND DELIVERED  
CENTERVILLE TX 75833

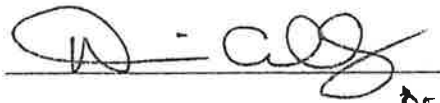
**AMENDMENT OF DECLARATION  
OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
NORTH CREEK SUBDIVISION**

THIS DOCUMENT SERVES AS A NOTICE FOR THE AMENDING OF THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH CREEK SUBDIVISION" THAT WERE FILED WITH THE COUNTY CLERK OF LEON COUNTY ON FEBRUARY 1, 2022 IN:

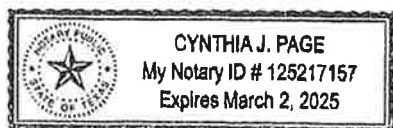
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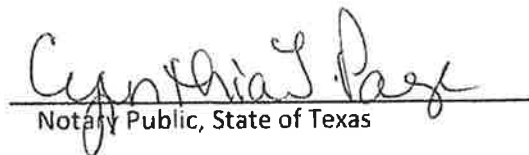
By the signatures of the Manager below, as well as the attached signatures of existing landowners, the previous Declaration of Covenants, Conditions and Restrictions for North Creek Subdivision are hereby null and void and are replaced with the attached "Restrictions for North Creek Subdivision" as "Exhibit A."

North Creek Land Company, LLC By: DENNIS COFFEY, as Manager

  
STATE OF TEXAS  
COUNTY OF Leon DENNIS COFFEY

This instrument was acknowledged before me on the 19 day of April 2022, by Dennis Coffey in the capacity and for the purposes therein stated.



  
Notary Public, State of Texas

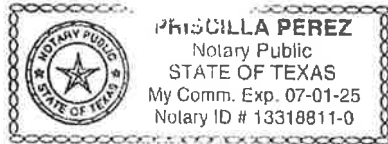
Michael Glenn Beagle

Michael M Beagle

STATE OF TEXAS

COUNTY OF Hays

This instrument was acknowledged before me on the 04 day of April 2022, by Priscilla Perez in the capacity and for the purposes therein stated.



Priscilla Perez  
Notary Public, State of Texas

Rhonda Deann Beagle

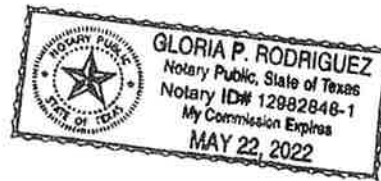
Rhonda Beagle

STATE OF TEXAS

COUNTY OF Hays

This instrument was acknowledged before me on the 31 day of March 2022 by Gloria P. Rodriguez in the capacity and for the purposes therein stated.

Gloria P Rodriguez  
Notary Public, State of Texas



## Exhibit A

### RESTRICTIONS FOR NORTH CREEK SUBDIVISION

#### Concerning:

342.234 acres in the C.T.&M.C.RY Co. survey A- 1473, Leon County, Tx

1. No mobile/manufactured homes allowed.
2. No trash dumping and no visible storage of trash on property.
3. Animals are allowed; however, no commercial swine or poultry is allowed.
4. Travel trailers may be stored on property, but are not permitted to be used as a permanent residence.

These restrictions are **NOT** a home owner's association or property owner's association and are not enforced by any governing body. These restrictions are only governed by the property owners themselves and are meant to protect the property values in North Creek Subdivision.

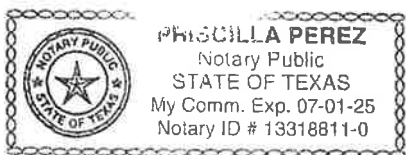
Michael Glenn Beagle

Michael Glenn Beagle

STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on the 04 day of April 2022, by Priscilla Perez in the capacity and for the purposes therein stated.



Priscilla Perez  
Notary Public, State of Texas

Rhonda Deann Beagle

Rhonda Beagle

STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on the 31 day of March 2022 by Gloria P. Rodriguez in the capacity and for the purposes therein stated.

Gloria P. Rodriguez  
Notary Public, State of Texas

