FIRST AMENDMENT OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PRESERVE AT HIDDEN TRAILS

STATE OF TEXAS §

\$ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF MADISON §

This FIRST AMENDMENT OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("Amendment") is made on the date hereinafter set forth by DKRS HIDDEN TRAILS, LLC ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of that certain tract of land located in Madison County, Texas, containing 384.7 acres, more or less, being more fully described by that certain plat recorded in Volume 1, Page 41, Plat Records, Madison County, Texas ("Property");

WHEREAS, the Property is subject to that certain Declaration of Covenants, Conditions, and Restrictions for The Preserve at Hidden Trails recorded in Doc 116070, BK OR, Volume 1828, Pages 57-75, Real Property Records, Madison County, Texas ("Declaration"); and

WHEREAS, it is the desire of the Developer to amend the Declaration in the following respects.

NOW, THEREFORE, the Declaration is hereby amended as follows:

Article IV (THE PRESERVE AT HIDDEN TRAILS WILDLIFE AND MAINTENANCE ASSOCIATION), Section 7 Determination of Annual Assessment is deleted in its entirety, exclusive of subsections a and b, and replaced with the following:

7. Determination of Annual Assessments. Each Owner shall pay the Association an annual fee to apply to utility services, insurance, taxes, the maintenance and repair of the Private Roadways, Main Gate, and Common Areas, and other charges for services provided by the Association. The Board shall determine the amount assessed to each Tract based on a per Tract share of the total cost of the aforementioned items. This assessment shall be the personal obligation of the Tract Owner when the assessment falls due, and shall be a continuing lien on the Tract assessed. The initial maximum assessment shall be \$500.00 per-year, per-Tract beginning, and due and payable, on January 21, 2022. Notwithstanding, the initial maximum assessment for Tract numbers 1, 2, 3, 4, 16, 17, and 18 will be \$100.00. Notwithstanding anything herein to the contrary, should an Owner own more than one (1) Tract, said Owner's initial assessment shall be a maximum of \$500.00 per-year, regardless of the number of Tracts owned.

Except as expressly amended by this Amendment, all provisions, covenants, conditions, restrictions, easements, liens, and charges of the Declarations shall remain in full force and effect.

EXECUTED this 21 day of October, 2021, but effective for all purposes as of the date of the Declaration.

DKRS HIDDEN TRAILS, L.L.C., a Texas limited liability company

J. David Kilgore, as Authorized Agent

NOTARY PUBLIC, THE STATE OF TEXAS

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This instrument was acknowledged before me on the day of ..., 2021, b

J. David Kilgore in his capacity as Authorized Agent of DKRS HIDDEN TRAILS, LLC.

VELDA J. BROWN My Notary ID # 8799534 Expires April 14, 2024

STATE OF TEXAS COUNTY OF MADISON

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Madison County, Texas.

HONORABLE SUSANNE MORRIS, COUNTY CLERK Madison County, TEXAS

Document Number:

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Amount:

26.00

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By, Julia Bazan, Deputy

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