

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF TENNESSEE VALLEY ESTATES SUBDIVISION**

STATE OF TEXAS §
 §
COUNTY OF BELL §

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TENNESSEE VALLEY ESTATES SUBDIVISION (this "Amendment") is executed to be effective as of the date set forth below by JE Vista Developers, LLC (the "Declarant"), a Texas Limited Liability Company.

RECITALS

WHEREAS, Declarant filed for record that certain Declaration of Covenants, Conditions and Restrictions, recorded as Document 2018-006363 in the Official Public Records of Bell County, Texas (the "Declaration") and made the same applicable to the Property more fully described therein,

AND WHEREAS, Article XVII, Section 12.3 of the Declaration provides in relevant part as follows:

“Declarant may, at its sole discretion and without consent being required of anyone, modify, amend, or repeal this Declaration at any time while Class B membership is outstanding, provided said amendment, modification, or repeal is in writing and properly recorded in Bell County, Texas.”,

AND WHEREAS, Declarant still maintains its Class B membership in the Association:

AND WHEREAS, Declarant desires to modify the language of various Articles and provisions in the Declaration,

NOW, THEREFORE, in consideration of the foregoing, the Declarant hereby amends the Declaration for the above-referenced purposes as follows:

Article XIII is added as follows:

ARTICLE XIII

LOT CONSOLIDATION

Any Owner owning 2 or more adjoining Lots may consolidate such Lots or portions thereof into a single building site for the purpose of constructing 1 Living Unit and such other improvements as are permitted herein, provided, however, that the Lot resulting from such consolidation shall bear, and the Owner thereof shall be responsible for, all assessments theretofore applicable to the original Lots which are consolidated. Each such building site shall meet all lawful requirements of any applicable statute, ordinance or regulation. Should two or more Lots be replatted into a single Lot, the resulting Lot shall bear, and the Owner thereof shall be responsible for, all assessments theretofore applicable to the original Lots which were replatted.

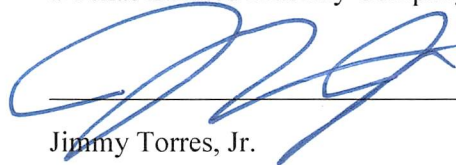
Article II is amended as follows:

Section 2.12. "**Development Period**" shall mean the period of time beginning on the date when this Declaration has been Recorded, and ending six (6) months after Declarant no longer owns any portion of the Property, unless earlier terminated by a Recorded written instrument executed

by the Declarant. Declarant may terminate the Development Period by an instrument executed by Declarant and Recorded. The Development Period is the period in which Declarant reserves the right to facilitate the development, construction, and marketing of the Property, and the right to direct the size, shape and composition of the Property.

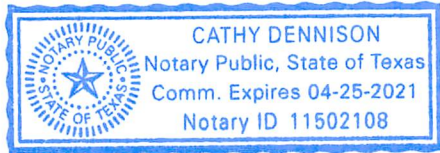
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand on this the ___ day of August, 2018.

JE VISTA DEVELOPERS, LLC.,
a Texas Limited Liability Company


Jimmy Torres, Jr.

STATE OF TEXAS §
COUNTY OF BELL §

Certified before me this the 1 day of August, 2018 by JIMMY TORRES, JR as an authorized agent of JE VISTA DEVELOPERS, LLC, a Texas limited liability corporation, on behalf of said corporation and acting as Declarant.




Notary Public, State of Texas

After Recording, Please Return To:

Colby Property Management
1 Bending Branch Rd
Belton, TX 78613

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513



Instrument Number: 2018-00032018

As

Recorded On: August 01, 2018

Recordings

Parties: JE VISTA DEVELOPERS LLC

Billable Pages: 2

To TENNESSEE VALLEY ESTATES SUBDIVISION

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

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

Recordings	15.00
Total Recording:	15.00

***** DO NOT REMOVE. 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:

Document Number: 2018-00032018

Receipt Number: 343276

Recorded Date/Time: August 01, 2018 02:57:52P

User / Station: S Martinez - Cash Station 1

Record and Return To:

COLBY PROPERTY MANAGEMENT

CUSTOMER PICKUP

BELTON TX 76513



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk