2022034393
05/31/2022 12:33PM

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF McGREGOR ESTATES SUBDIVISION

The First Amendment to Declaration of Covenants, Conditions, and Restrictions of McGregor Estates Subdivisions (this "**Amendment**") is made by Stylecraft Central Texas, LP, a Texas limited partnership ("**Stylecraft**"), and is as follows:

RECITALS:

A. Covenants, conditions, and restrictions of McGregor Estates Subdivision (the "**Subdivision**"), real property located in Bell County, Texas, were established pursuant to that certain Declaration of Covenants, Conditions and Restrictions of McGregor Estates Subdivision, recorded as Instrument No. 2020067622 in the Real Property Records in Bell County, Texas (the "**Declaration**").

B. Pursuant to *Section 4.02* of the Declaration, the initial annual Assessment is $50.00 per Lot. In accordance with the foregoing, Stylecraft now desires to amend the Declaration to adjust the initial annual Assessment, as set forth hereinbelow.

C. Stylecraft executes this Amendment under its authority to amend the Declaration pursuant to *Section 6.03(A)* of the Declaration.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Regular Annual Assessments**. *Section 4.02* of the Declaration is hereby deleted in its entirety and replaced with the following:

4.02 **Regular Annual Assessments**. The initial annual Assessment shall be $350.00 per Lot, subject to revision by the Board as set forth herein without the necessity of an amendment to this Declaration. Thereafter, prior to the beginning of each fiscal year, the Board shall estimate expenses, including all debt service (whether owed to Declarant, an affiliate of Declarant, or otherwise) to be incurred by the Association during such year in performing its functions under this Declaration. Assessments sufficient to pay such estimated expenses plus a prudent reserve shall then be levied as herein provided, and the level of Assessments set by the Board shall be final and binding so long as it is made in good faith. If the sums collected prove inadequate for any reason, including nonpayment of any individual assessment, the Association may at any time, and from time to time levy further Assessments in the same manner as aforesaid. All such regular Assessments shall be due and payable to the Association in the time and manner directed by the Board at its sole discretion, either (a) annually, at the beginning of the fiscal year, or (b) during the fiscal year in equal monthly installments on or before the first day of each month, or (c) in other convenient installments.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the date this Amendment has been recorded in the Official Public Records of Bell County, Texas.

DECLARANT:

STYLECRAFT CENTRAL TEXAS, LP, a Texas limited partnership

By: New City Development, LLC, a Texas limited liability company, its General Partner

By: _____
Doug French, Vice President

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me this 13 day of May, 2022, by Doug French, Vice President of New City Development, LLC, a Texas limited liability company, the General Partner of Stylecraft Central Texas, LP, a Texas limited partnership, on behalf of said partnership.

(SEAL)

_____
Notary Public Signature

NOTARY PUBLIC STATE OF TEXAS
Jayme Stanley
My Commission Expires
04/21/2023
ID No. 130198196

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2022034393
As
RESTRICTIONS

Recorded On: May 31, 2022
Parties: STYLECRAFT CENTRAL TEXAS LP
To MCGREGOR ESTATES SUBDIVISION
Comment:

Billable Pages: 2
Number of Pages: 3

(Parties listed above are for Clerks' reference only)

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

CLERKS RMF:	$5.00
COURT HOUSE SECURITY:	$1.00
RECORDING:	$9.00
Total Fees:	$15.00

************ DO NOT REMDVE. 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: 2022034393
Receipt Number: 282952
Recorded Date/Time: 05/31/2022 12:33:52 PM
User / Station: zbranead - BCCCD0642

Record and Return To:
ACCENT REAL ESTATE
2400 S 57TH STREET
TEMPLE, TX 76504

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

Shelley Coston