DOC #2020022000
Pages 4

SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS OF SPRING CREEK ESTATES

STATE OF TEXAS §
§
COUNTY OF BELL §

THIS SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS OF SPRING CREEK ESTATES (herein "Second Amendment"), is made as of the date hereinafter set forth by McLean Commercial, Ltd. (hereinafter referred to as "Declarant").

RECITALS

A. Declarant currently owns property/lots in SPRING CREEK ESTATES, a subdivision in Bell County, Texas according to the map or plat of record in the office of the County Clerk of Bell County, Texas, reference to which plat and its record reference is here made ("Property").

B. Declarant executed that certain Declaration of Covenants and Restrictions for SPRING CREEK ESTATES dated February 19, 2019 (the "**Original Declaration**"), recorded in Document No. 2019-8331 of the Official Public Records of Bell County, Texas, imposing certain covenants and restrictions on said Property.

C. The Original Declaration provides that Declarant has the exclusive right to unilaterally amend the Original Declaration in its sole discretion so long as Declarant owns any interest in the Property without any authorization or consent from other Property owners or Members of the Board of Directors of any Association Board.

D. The Declarant previously amended the Original Declaration on May 1, 2019 by instrument filed of record in Volume 10824, Page 667, Official Public Records of Bell County, Texas.

E. The Original Declaration described under paragraph B. above and the first amendment dated May 1, 2019 described in paragraph D. above shall collectively be referenced in this document as "**Original Declaration**" for all purposes.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT Declarant, acting herein by and through its undersigned duly authorized representative, does hereby amend the Original Declaration as provided herein and other than as amended herein, fully restates the Original Declaration, with the intention of the Original Declaration and this Second Amendment being read together to affect the Property as provided in such documents, and which shall run

with the Property and shall be binding on all parties having any right, title or interest in or to the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. Each contract or deed which may hereafter be executed with regard to the Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to the following covenants, conditions and restrictions regardless of whether or not the same are set out or referred to in said contract or deed.

1. The Original Declaration is hereby amended as follows:

   Upon the Declarant's conveyance of Lot Four (4) in Block One (1) of Spring Creek Estates subdivision to the Salado Water Corporation, the restrictive covenants in the Original Declaration regarding use of the property for single family residential purposes shall not apply to this lot so long as the Salado Water Corporation, its successor and assigns, uses Lot 4, Block 1 for the purpose stated below.

   The restrictions that shall not affect Lot 4, Block 1, as provided hereinabove include the following enumerated restrictions in the Original Declaration:

   1, Land Use and Building Type
   2, Dwelling Size and Type

   The Original Declaration shall be amended to provide that Lot Four (4) in Block One (1) of Spring Creek Estates may be used for the purpose of water delivery assistance to lots in the Spring Creek Estates subdivision through a ground water storage tank or other water storage facility. Such area shall be fenced at the Lot Owner's expense. The construction of or installation of any water storage facility and related appurtenances (including fencing) shall be subject to the remaining applicable restrictive covenants, including but not limited to aesthetic requirements and review by the ACC.

   In the event the property is no longer used for the specific purpose provided above, then all restrictive covenants in the Original Declaration (as subsequently amended) shall apply to Lot 4, Block 1.

2. Except as amended herein, the terms and conditions of the Original Declaration shall continue in full force and effect and is hereby ratified in its entirety.

IN WITNESS WHERE OF, Declarant has Executed this Second Amended and Restated Declaration of Covenants and Restrictions of Spring Creek Estates on MAY 6, 2020.

DECLARANT:
MCLEAN COMMERCIAL, LTD.
By: McLean Commercial Management, LC,
General Partner

By: James D McLean Jr

James D. McLean, Jr., President

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared James D. McLean, Jr. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that same was the act and deed of the said James D. McLean, Jr. in his capacity as President of McLean Commercial Management, LC, General partner of McLean Commercial, Ltd., and that he executed same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 6th day of May, 2020, 2020.

LORI S ORTIZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 01/26/23
NOTARY ID 13008955-3

Notary Public, State of Texas

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2020022000
As
RESTRICTIONS

Recorded On: May 08, 2020
Parties: MCLEAN COMMERCIAL LTD
To SPRING CREEK ESTATES
Comment:

Billable Pages: 3
Number of Pages: 4

(Parties listed above are for Clerks' reference only)

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

CLERKS RMF:		$5.00
COURT HOUSE SECURITY:		$1.00
RECORDING:		$13.00
	Total Fees:	$19.00

************ 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

Instrument Number: 2020022000
Receipt Number: 116998
Recorded Date/Time: 05/08/2020 10:56:39 AM
User / Station: ramiremg - BCCCD0642

Record and Return To:

Michalk Beatty and Alcozer
3106 S W S YOUNG DR
KILLEEN, TX 76542-2000

THE STATE OF TEXAS * BELL COUNTY *

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