

*Mary Louise Garcia* Mary Louise Garcia

**SECOND AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS  
FOR LAFRONTERA**

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENT

§

COUNTY OF TARRANT

§

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (The "Declarations") is made by La Frontera Development, LLC, and/or its assigns, (The "Declarant").

**WITNESSETH**

WHEREAS, La Frontera Development, LLC (the "Declarant"), a Texas limited liability company, is the developer and sole owner of all that real property platted as LaFrontera (the "Addition"), all of said property being more specifically described as an Addition to the City of Fort Worth (the "City"), Tarrant County, (the "County"), Texas, according to the Final Plat thereof (the "Plat") recorded on November 4, 2016, as Document No. D216260991 in the Plat Records of Tarrant County, Texas, all of said property being more specifically described (1) on the Plat of the Addition which is incorporated herein and made a part hereof for all purposes; (2) in the Declaration of Covenants, Conditions and Restrictions (the "Declarations") filed under Clerk's Instrument No. D216280025, Deed Records of Tarrant County, Texas; and (3) in the First Amendment to the Declaration of Covenants, Conditions and Restrictions (the "First Amendment") filed under Clerk's Instrument No. D217091821, Deed Records of Tarrant County, Texas (the "Property"). The property is herein called "LaFrontera"; and

WHEREAS, the Declarant wishes to amend the Declarations by this Second Amendment, to amend EXHIBIT "D" DESIGN & LIFESTYLE GUIDELINES of the Declarations as set forth below;

NOW, THEREFORE, Declarant amends the Declarations as follows, AND IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT ALL LOTS SITUATED WITHIN THE PROPERTY SHALL BE SUBJECT TO THE DECLARATIONS, AS AMENDED, AND ALL OWNERS OF LOTS SHALL BE SUBJECT TO THE DECLARATIONS, AS AMENDED, AND THE ASSOCIATION FORMED PURSUANT THE DECLARATIONS SHALL BE MANDATORY FOR ALL OWNERS OF ALL LOTS AND ALL SUCH OWNERS MUST BE A PART OF THE ASSOCIATION.

1. Section 28 of EXHIBIT "D" DESIGN & LIFESTYLE GUIDELINES of the Declarations is hereby amended to read as follows:

**Recreational Equipment.**

Permanent freestanding, pole-mounted basketball goals are allowed in the front yard provided they are situated at least 10 feet behind the front façade of the house and at least 4 feet from the side yard property line. The ACC will consider the proximity of the goal to property lines, neighboring homes and landscaping when the Design Guidelines do not address specific

instances. The basketball goal must have a clear backboard placed on a black or green pole. No light fixtures may be attached to the goal. Placement and use of freestanding goals within the street right of way is prohibited. Portable basketball bases and poles are prohibited in front yards. Approval is not required for the installation of recreational equipment in fenced in portions of rear yards, so long as the equipment is no taller than six (6) feet. Owners should exercise consideration toward neighbors. Any recreational equipment shall be set back a reasonable distance from adjacent property lines so as to avoid disturbing neighbors and shall not obstruct any neighbor's view.

2. Section 37 of EXHIBIT "D" DESIGN & LIFESTYLE GUIDELINES of the Declarations is hereby amended to read as follows:

**Landscaping and Hardscaping.**

In keeping with the landscape theme of LaFrontera, it is important that all residential landscapes blend with the surrounding environment. Careful integration of site grading, architecture, and landscaping will accomplish this, while also maximizing each site's potential. Thoughtful attention to landscape design will ensure that as each home site is completed, it will become an integrated element in the overall character of LaFrontera. To further this goal, it is important to preserve and incorporate native plant material and existing trees into each proposed landscape design as provided for in the CC&Rs and in the "Tree Preservation Requirements".

Homeowners are required to extend landscaping to the street curb or sidewalk where the side or rear yard of the lot is adjacent to the street. In addition, all corner lots will be required to install shrubs, bushes or hedges, in addition to tree requirements described in Section 38, along fences between the sidewalk and the homeowner's fence that will have a mature growth height of at least 5 feet but less than one foot above the homeowners fence line. Shrubs, bushes, hedges or trees shall be located as to not extend over public sidewalks or neighbors fences when fully mature.

All landscaping shall be maintained in accordance with the requirements of the Declaration.

3. Section 44 of EXHIBIT "D" DESIGN & LIFESTYLE GUIDELINES of the Declarations is hereby amended to read as follows:

**Fences.**

Fences are required on all lots within LaFrontera using the approved fencing for the applicable lot. All fences on a residential lot abutting a Common Area must be wrought iron. All fences require ACC approval.

To help preserve the visual and aesthetic integrity of LaFrontera, all Lot boundaries adjacent to public open space, amenities or other locations, visible from the street or determined by the ACC to be visible, shall utilize the approved wrought iron fencing. The ACC will dictate the design and location of such fencing and provide this information to each prospective homeowner or builder prior to contracting. The Owner or builder on such Lots shall install this fence prior to moving into the house. Fences constructed between residences can be wood, however the fence section facing the street shall be wrought iron. Fence parallel to the street shall be wrought iron. The ACC will review such Lot and recommend adjustments to this fencing plan as deemed necessary. Fencing heights between residences shall be a minimum of six (6) feet in height and

shall extend along the side property lines from the rear property line to the house structure. Side yard fencing that is adjacent to a street shall have a wrought iron fence, regardless if the fence is adjacent to a public open space (Common Area) or a public amenity and shall have landscaping comprised of either street trees, (defined in Section 38), crape myrtle bushes, or other types of bushes, etc. on the street side of the fence. Initial landscape plantings on the inside of the wrought iron fence shall be a minimum of 7 gallon size plants to help screen the backyard from public view.

Landscape bushes or shrubs, along the inside of the homeowners fence, whether the rear or side-yard fence, must be pruned and manicured regularly to maintain a maximum height of one foot above the homeowner's fence top and insure an aesthetically pleasing appearance from the street. Double walls or double fences along common property lines are prohibited.

Wood fences, between the lots, shall be constructed with a minimum of #2 cedar boards and shall be single-faced with 1"x4" pickets placed side-by-side and capped with a minimum 2" x 4" cap with 1"x4" trim under the cap. All cedar fencing shall be either stained or sealed to prolong the life of the fence and enhance the overall fence appearance. In addition, all fences shall have a minimum size 2"x 4" kicker board installed at the bottom of the fence pickets to avoid unsightly pickets due to rotting or weed trimmer abuse (See illustration D-1). All wood fencing shall be a minimum 6' in height unless otherwise stated in this section, but in no circumstance be higher than 8ft. unless specific ACC approval has been granted in writing. Fence posts shall be a minimum of 2 3/8" diameter galvanized round steel posts set in concrete and spaced no more than eight (8) feet apart, if fence height is 6 foot or six (6) feet apart, if fence height is 8 foot high. All wood fences shall be stained and sealed with a medium brown or cedar tone stain. When re-staining fences, proper cleaning or power washing is required prior to re-staining.

Fences shall be set back a minimum of 5 feet from the front face of the exterior wall that contains the residence's primary front entrance. Neither plastic nor chain link fencing is allowed.

All fences, whether constructed by the Owner or the Builder, shall be maintained consistent with the Community-Wide Standard. In the event a fence or wall is damaged or destroyed, the Owner shall repair or recondition the same at Owner's expense within three (3) weeks of the damage.

If a pet guard is needed on a decorative wrought iron fence, the only approved solution is a 2"x4"x18" tall wire mesh, painted to match the fence.

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between three feet (3') and six feet (6') above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street right-of-way lines and a line connecting them at points ten feet (10') from the intersection of the street right-of-way lines, or, in the case of a rounded property corner, from the intersection of the street right-of-way lines as extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street right-of-way line with the edge of a private driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight line.

4. In all other respects, the Declarations shall continue and be effective as of November 30, 2016.

Executed this 13th day of June, 2017.

Address:

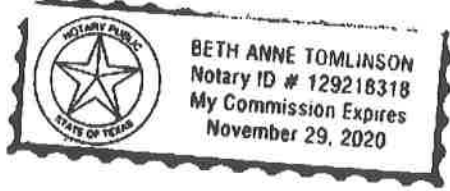
1000 Texan Trail, Suite 200.  
Grapevine TX 76051

Declarant: La Frontera Development, LLC

By: *Al Burtin*  
Al Burtin, Chief Operating Officer

STATE OF TEXAS                   §  
   §  
COUNTY OF TARRANT         §

This First Amendment to Declaration of Covenants, Conditions and Restrictions for LaFrontera, was acknowledged before me this 13th day of June, 2017, by Al Burtin, Chief Operating Officer of La Frontera Development, LLC.



By: *Beth Anne Tomlinson*  
NOTARY PUBLIC STATE OF TEXAS  
Beth Anne Tomlinson  
(Print Name)

My Commission Expires:  
11/29/20

# ILLUSTRATION D-1

ILLUSTRATION OF  
FENCE CAP &  
TRIM ALONG TOP  
OF FENCES.

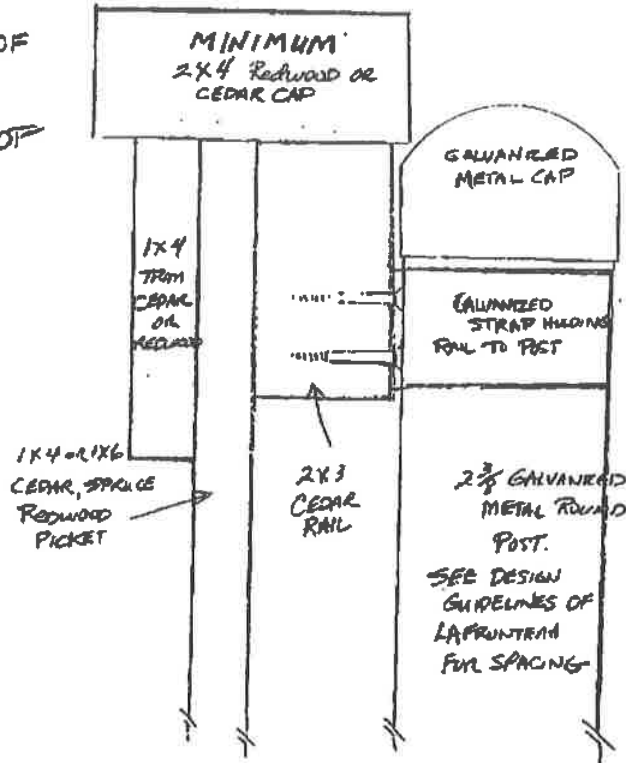


ILLUSTRATION OF  
KICK BOARD ALONG  
BOTTOM OF FENCES

