D217091821 4/26/2017 10:51 AM PGS 2 Fee: \$20.00 Submitter: CSC ERECORDING SOLUTIONS
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## FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR LAFRONTERA

STATE OF TEXAS	§ 8	KNOW ALL PERSONS BY THESE PRESENT
COUNTY OF TARRANT	Š	

THIS FIRST 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 on the Plat, 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 of the Plat Records of Tarrant County, Texas, all of said property being more specifically described on the Plat of the Addition which is incorporated herein and made a part hereof for all purposes and in the Declaration of Covenants, Conditions and Restrictions (the "Declarations") filed under Clerk's Instrument No. D216280025, Deed Records of Tarrant County, Texas, (the "Property"). The property is herein called "LaFrontera;"

WHEREAS, the Declarant wishes to amend the Declarations by this First Amendment to amend Section 9.2 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 OF SUCH OWNERS MUST BE A PART OF THE ASSOCIATION.

- 1. Section 9.2 of the Declarations is here by amended, in part, to read as follows:
  - 9.2.1 House and Lot Maintenance. Each Owner, at the Owner's sole cost and expense, must maintain all improvements on such Owner's Lot, including but not limited to the Residential Dwelling and any other improvements located on such Lot, fences, retaining walls, sidewalks and driveways. Maintenance includes, but is not limited to, regular preventive maintenance, repair as needed, replacement of all damaged materials, and all other upkeep required by these Declarations. Retaining wall maintenance shall be the sole responsibility of the Owner of the Lot on which the retaining wall is predominantly situated.

Each Owner is expected to maintain such Owner's Lot and the improvements on the Lot at a level, to a standard, and with an appearance that is in keeping with a first-class residential

subdivision in a first-class neighborhood in the City of Fort Worth. Specifically, but without limitation, each Owner must repair and replace worn, rotten, deteriorated, and unsightly materials and must regularly repaint all originally painted surfaces.

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

Executed this \_\_1714 day of February, 2017.

Address:

Declarant: La Frontera Development, LLC

1000Texan Trail, Suite 200. Grapevine TX 76051

By:

STATE OF TEXAS

888

**COUNTY OF TARRANT** 

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

TAYLOR HAZLEWOOD Notary Public, State of Texas: Comm. Expires 11-28-2020 Notary ID 129216515

By:

My Commission Expires:

1-28-2020