



**THIRD AMENDMENT**  
*to*  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
*for*  
**MCCRARY MEADOWS**

---

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows is executed by Ventana Development McCrary, Ltd. ("Developer") to be effective as provided below.

**RECITALS:**

WHEREAS, Developer caused the instrument entitled "Declaration of Covenants, Conditions and Restrictions for McCrary Meadows" (the "Declaration") to be recorded in the Official Public Records of Real Property of Fort Bend County, Texas, under Clerk's File No. 2016009332, which instrument imposes covenants, conditions, restrictions, and easements on the following real property:

McCrary Meadows, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 20150182 of the Plat Records of Fort Bend County, Texas

and

WHEREAS, by instrument entitled "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for McCrary Meadows [McCrary Meadows, Sections Two (2) and Three (3)]", Developer annexed McCrary Meadows, Sections Two (2) and Three (3), subdivisions in Fort Bend County, Texas according to the maps or plats thereof recorded under Film Code Nos. 20170146 and 20170169, respectively, of the Plat Records of Fort Bend County, Texas, and subjected the property comprising McCrary Meadows, Sections Two (2) and Three (3), to the provisions of the Declaration and the jurisdiction of McCrary Meadows Homeowner's Association, Inc.; and

WHEREAS, the Declaration was previously amended by Developer by instrument entitled "First Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2016122005; and

WHEREAS, the Declaration was previously amended by Developer by instrument entitled "Second Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2017117117; and

WHEREAS, Article II, Section 2.6, of the Declaration provides that the Declaration may be amended by Developer without the joinder of any other party as long as Developer owns a Lot in the Subdivision and the amendment to the Declaration is not inconsistent with the residential character of the Subdivision; and

WHEREAS, Developer still owns a Lot in the Subdivision and this amendment is not inconsistent with the residential character of the Subdivision.

NOW, THEREFORE, Developer hereby further amends the Declaration as follows:

1. Article II, Section 2.16, entitled "Landscaping", paragraph (b), entitled "Other Vegetation", subparagraph (5), is amended to read as follows:

(5) A hedge may not be installed in front of the fence along the side Lot line of a corner Lot adjacent to the side street.

2. Article II, Section 2.22, entitled "Screening", is deleted in its entirety.

3. Article II, Section 2.23, entitled "Walls and Fences", paragraph (3), is amended to read as follows:

(3) Construction:

Interior Lots: The fence may not extend nearer to the front elevation of the residential dwelling than five feet (5'). A "good neighbor" fence policy is required. Alternating sections are to occur at regular fence post intervals only, so that an entire panel is dedicated to one

Lot and the following panel is dedicated to the adjacent Lot and so forth. In this manner, both Lots receive approximately the same exposure to finished sides of a picket fence structure.

Corner Lots: The fence must be located on the property line. The fence may not extend nearer to the front elevation of the residential dwelling than five feet (5'). The finished or "picket" side of the fence must face the side street. On corner Lots of a Subdivision entrance where wood fencing is utilized, the fence must be capped.

These amendments to the Declaration are deemed to be a part of and will be interpreted in accordance with the Declaration. All provisions of the Declaration not amended hereby are hereby ratified and confirmed in each and every particular, and continue in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date set forth below, to be effective upon recording in the Official Public Records of Real Property of Fort Bend County, Texas.

Executed on the 22 day of July, 2019.

**DEVELOPER:**

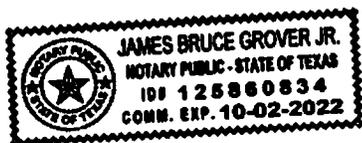
**VENTANA DEVELOPMENT MCCRARY, LTD., a  
Texas limited partnership**

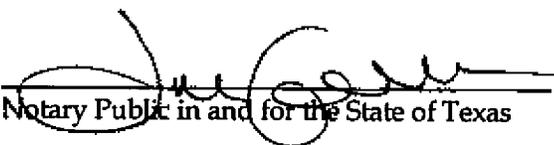
By: **McCrary Meadows, L.L.C.,  
General Partner**

By:   
Paul Grover, General Partner

THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

BEFORE ME, the undersigned notary public, on this 22 day of July 2019 personally appeared Paul Grover, General Partner of McCrary Meadows, L.L.C., General Partner to Ventana Development McCrary, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas