



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

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This Fourth 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 Plat 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 Plat 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. (the "**Association**"); and

WHEREAS, by instrument entitled "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for McCrary Meadows [McCrary Meadows, Section Two (2) Partial Replat No. 1 and Extension]", Developer annexed McCrary Meadows, Section Two (2), Partial Replat No. 1 and Extension, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20190240 of the Plat Records of Fort Bend County, Texas, and subjected the property comprising McCrary Meadows, Section Two (2), Partial Replat No. 1 and Extension, to the provisions of the Declaration and the jurisdiction of the Association; and

WHEREAS, by instrument entitled "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for McCrary Meadows, Section Four (4), Developer annexed McCrary Meadows, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20190035 of the Plat Records of Fort Bend County, Texas, and subjected the property comprising McCrary Meadows, Section Four (4), to the provisions of the Declaration and the jurisdiction of the Association; 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, the Declaration was previously amended by Developer by instrument entitled "Third 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. 2019080415; and

WHEREAS, Article IX, Section 9.5, of the Declaration provides that, until the end of the Developer Control Period, Developer has the authority to amend the Declaration without

the joinder or consent of any other party so long as the amendment is consistent with the general plan and scheme of development for the Subdivision; and

WHEREAS, the Developer Control Period still exists and this amendment is consistent with the general plan and scheme of development for the Subdivision.

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

Article II, Section 2.6, of the Declaration, entitled "**Exterior Materials**", is amended to read as follows:

SECTOIN 2.6 **EXTERIOR MATERIALS.** The maximum number of materials on the exterior of the residential dwelling and other structures on a Lot is three (3). On sixty foot (60') Lots or greater, all exterior walls on the first floor of a residential dwelling must be brick, stone or stucco excluding box-out windows.

On two-story residential dwellings, the front elevation must be predominantly brick, stone or stucco. For a two-story residential dwelling on a Lot that is sixty-five feet (65') in width or greater, brick, stone or stucco is required on the second story front elevation. A corner wrap of not less than five feet (5') is required on all Lots. The Architectural Review Committee may require additional brick, stone or stucco on residential dwellings that are in view from an entrance to the Subdivision and from community access boulevards.

All capitalized terms used herein have the same meanings as that ascribed to them in the Declaration, unless otherwise indicated.

Except as amended herein, all provisions in the Declaration, as previously amended, remain in full force and effect.

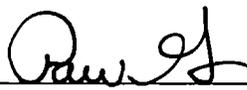
Executed on the date of the acknowledgement, to be effective upon recording in the Official Public Records of Real Property of Fort Bend County, Texas.

Executed on the 19 day of December, 2019.

DEVELOPER:

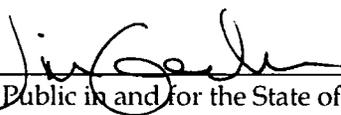
**VENTANA DEVELOPMENT MCCRARY, LTD., a
Texas limited partnership**

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

By: 
Paul Grover, General Partner

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 19 day of December 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

