AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BLOCK 3, GAINES BEND SUBDIVISION RAWHIDE VISTAS AND ASSIGNMENT OF DECLARANT RIGHTS

THE STATE OF TEXAS)
COUNTY OF PALO PINTO)

WHEREAS, Gaines Bend Development, Ltd., as Declarant, executed a certain document titled, DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BLOCK 3, GAINES BEND SUBDIVISION, RAWHIDE VISTAS ("Declaration") dated June 13, 2013, which is recorded in Volume 2026, Page 899, Official Public Records of Palo Pinto County, Texas; and

WHEREAS, contemporaneous with the execution of this document, Gaines Bend Development, Ltd., is selling to RESERVE AT GAINES BEND, LLC, the following described lots out of said Block 3, Gaines Bend Subdivision:

BEING all of Lots 6, 7, 8, 9, 17, 18, 19, 20, 21, 22, 24 and 25 in Gaines Bend Subdivision, Block 3, Phase 1, according to plat recorded in Volume 9, Page 169, Slide 735 of the Plat Records of Palo Pinto County, Texas; and being all of Lot 15 in Gaines Bend Subdivision, Block 3, Phase 2, according to plat recorded in Volume 10, Page 29, Slide 829 of said Plat Records of Palo Pinto County, Texas; and being all of Lots 2, 3, 4, 5, 10 and 11 in Gaines Bend Subdivision, Block 3, Phase 3, according to plat recorded in Volume 10, Page 147, Slide 947 of said Plat Records of Palo Pinto County, Texas.

WHEREAS, Gaines Bend Development, Ltd., desires to amend the "Declaration" to place certain height restrictions on various lots which are included in the sale to RESERVE AT GAINES BEND, LLC to protect the view of certain lots previously sold within said subdivision; and

WHEREAS, further, as provided in the "Declaration", Gaines Bend Development, Ltd., desires to assign all of its Declarant Rights as to such lots which are being sold to RESERVE AT GAINES BEND, LLC;

NOW THEREFORE, in consideration of the premises and for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged and confessed, Grantor hereby takes the following action:

1.

The DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BLOCK 3, GAINES BEND SUBDIVISION, RAWHIDE VISTAS, dated June 13, 2013, recorded in Volume 2026, Page 899, Official Public Records of Palo Pinto County, Texas, together with all property covered thereby by virtue of additions to said "Declaration" is hereby amended by adding the following Subsection 9D(v):

"(v) No two story structure or higher may be constructed on the following lots: 9, 15, 17, 18, 19, 20, 21, 22, 24, and 25."

2.

As referenced in Section 4 of the "Declaration", Gaines Bend Development, Ltd., is authorized to assign all of its rights as Declarant as to Lots which are transferred and sold for the purpose of development. Gaines Bend Development, Ltd., does hereby assign all of its Declarant Rights to RESERVE AT GAINES BEND, LLC, as to the following lots:

BEING all of Lots 6, 7, 8, 9, 17, 18, 19, 20, 21, 22, 24 and 25 in Gaines Bend Subdivision, Block 3, Phase 1, according to plat recorded in Volume 9, Page 169, Slide 735 of the Plat Records of Palo Pinto County, Texas; and being all of Lot 15 in Gaines Bend Subdivision, Block 3, Phase 2, according to plat recorded in Volume 10, Page 29, Slide 829 of said Plat Records of Palo Pinto County, Texas; and being all of Lots 2, 3, 4, 5, 10 and 11 in Gaines Bend Subdivision, Block 3, Phase 3, according to plat recorded in Volume 10, Page 147, Slide 947 of said Plat Records of Palo Pinto County, Texas.

Executed this 13th day of June, 2019

GAINES BEND DEVELOPMENT, LTD.
By: GBGP Management, LLC,
General Partner

By: _____
Shawn K. Gibson, Sole Manager

APPROVED AND CONSENTED TO:

Gaines Bend Block 3 Property Owners Association, Inc.

By: _____
Shawn Gibson, President of
Board of Directors

THE STATE OF TEXAS)
COUNTY OF PALO PINTO)

This instrument was acknowledged before me on the 13th day of June, 2019, by Shawn K. Gibson, Sole Manager of GBGP Management, LLC, General Partner of Gaines Bend Development, Ltd., on behalf of said entities.

JANE E. PRIVITT
Notary Public
STATE OF TEXAS
ID#477258-9
My Comm. Exp. July 22, 2020

_____
Notary Public, State of Texas

THE STATE OF TEXAS)
COUNTY OF PALO PINTO)

This instrument was acknowledged before me on the 13th day of June, 2019, by Shawn Gibson, President of Board of Directors of Gaines Bend Block 3 Property Owners Association, Inc., on behalf of said entity.

JANE E. PRIVITT
Notary Public
STATE OF TEXAS
ID#477258-9
My Comm. Exp. July 22, 2020

_____
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Gault & Gault
P. O. Box 817
Mineral Wells, TX 76068

PREPARED IN THE LAW OFFICE OF:
Gault & Gault
P. O. Box 817
Mineral Wells, Texas 76068

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CERTIFIED FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Janette K. Green Palo Pinto County Clerk
Palo Pinto County, TX
06/14/2019 10:57 AM
Fee: $30.00
2019-00002700 AMD
B: OR V: 2273 P: 830