

FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
LEXINGTON DOWNS AT BRIDLEWOOD

088241

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Bridlewood, Ltd., a Texas limited partnership (the "Declarant"), is the owner of that certain residential subdivision known as Lexington Downs at Bridlewood located in the Town of Flower Mound, Denton County, Texas, described in Exhibit "A" hereto and incorporated herein by this reference, and such additions thereto as may hereafter be brought within the jurisdiction hereof (the "Property"); and

WHEREAS, the Declarant has subjected the Property to that certain Supplemental Declaration of Covenants, Conditions and Restrictions for Lexington Downs at Bridlewood, recorded as Document Number 97-2005052 in the Real Property Records of Denton County, Texas (the "Supplemental Declaration"); and

WHEREAS, the Declarant intends to convey individual Lots out of the Property, subject to certain protective covenants, conditions, restrictions, liens and charges as set forth in this Supplemental Declaration, each and all of which is and are for the benefit of Declarant, the Property and each Owner; and

WHEREAS, the Declarant desires to modify the Supplemental Declaration by means of this First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions Lexington Downs at Bridlewood (the "First Amendment").

NOW, THEREFORE, it is hereby declared that the Supplemental Declaration is modified and amended by the following amendments, all of which are for the purpose of protecting the value and desirability of the Property, and which shall run with the Property and shall be binding on all parties having any right, title or interest in or to the Property or any part thereof, and their heirs, successors and assigns, and which together with the Supplemental Declaration, shall inure to the benefit of the Declarant and each Owner of any portion of the Property.

ARTICLE I: AMENDMENTS

1. Section 2.2 of the Supplemental Declaration is hereby deleted and replaced in its entirety by the following:

"2.2 RESIDENCE SIZE. The floor area of the main residential structure on any Lot, exclusive of garages and open porches, shall not be less than 2,600 square feet and not more than 3,400 square feet in Lots 21-39 of Block 15 and Lots 1-15 of Block 17 and not less than 2,000 square feet and not more than 3,000 square feet in Lots 40-69 of Block 15 and Lots 1-7 in Block 18.

2. Article II of the Supplemental Declaration is hereby amended by the addition of the following:

"Section 2.29 WINDOW LOCATION. No windows facing the rear property line shall be constructed on the second floor of a Residence located on all of Lots 23,24,36, 37, 38 and 42-51 of Block 15."

ARTICLE II: GENERAL

2.1 DEFINITIONS. Except as otherwise defined herein, all capitalized terms used in the Amendment shall have the meanings given to them in the Supplemental Declaration.

2.2 NO OTHER MODIFICATION. Except as hereinabove amended, all other terms and conditions of the Supplemental Declaration remain as written, and, except as otherwise expressly provided herein, the terms and provisions hereof shall in no manner impair, limit or restrict or otherwise affect the rights and obligations of Declarant, the Association, any Owner of any Sub-association under the Supplemental Declaration.

[Signatures on following page]

Executed by the said Declarant, this 16th day of December, 1991.

DECLARANT:

BRIDLEWOOD LTD.,
a Texas limited partnership

By: BRIDLEWOOD I, INC.,
a Texas corporation,
Its General Partner

By: [Signature]
Name: MARC FOSTLIK
Title: Authorized Representative

4000 W. Windsor Drive
Flower Mound, Texas 75028

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

Before me the undersigned authority, on this day personally appeared MARC FOSTLIK, the Authorized Rep. of BRIDLEWOOD I, INC., the general partner of BRIDLEWOOD LTD., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of Dec., 1991.

[Signature]
Notary Public in and for
State of Texas

My Commission Expires:

DA973490289
121597 v1
395: 6170-3.



EXHIBIT "A"

STATE OF TEXAS,
COUNTY OF DENTON:

WHEREAS, BRIDLEWOOD, LTD., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 23.436 acre tract of land, located in the Jessy Matkins Survey, Abstract No. 1222 and the Perry Malone Survey, Abstract No. 838 situated in the Town of Flower Mound, Denton County, Texas and being a portion of that certain tract conveyed to said BRIDLEWOOD, LTD. by deed recorded in Clerk's File No. 94-400472, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found at the east Southerly Southeast corner of Windsor Heights at Bridlewood, an addition to the Town of Flower Mound, Denton County, Texas as recorded in Cabinet M, Page 347 of the Plat Records of Denton County, Texas, said iron pin also being on the Northerly right-of-way line of Windsor Drive (60' R.O.W.):

THENCE departing the said Northerly right-of-way line of Windsor Drive and along the Easterly and Northerly line of said Windsor Heights at Bridlewood the following bearings and distances:

N 24°41'13" E, a distance of 868.24 feet to 1/2" iron pin found;

N 38°27'52" E, a distance of 133.90 feet to a 1/2" iron pin found;

N 47°15'36" E, a distance of 186.84 feet to a 1/2" iron pin found;

N 59°14'05" E, a distance of 167.09 feet to a 1/2" iron pin found;

N 71°14'32" E, a distance of 134.90 feet to a 1/2" iron pin found;

N 12°14'40" W, a distance of 297.76 feet to a 1/2" iron pin found;

S 82°29'01" W, a distance of 72.80 feet to a 1/2" iron pin found;

N 35°43'56" W, a distance of 210.00 feet to a 1/2" iron pin found;

N 54°18'04" E, a distance of 19.00 feet to a 1/2" iron pin found;

N 25°43'50" W, a distance of 190.00 feet to a 1/2" iron pin found, said iron pin also being the most Northerly corner of said Windsor Heights at Bridlewood and on the Northwestly right-of-way line of Windsor Lane (60' R.O.W.):

THENCE N 54°18'04" E, departing the Northerly line of said Windsor Heights at Bridlewood, a distance of 217.12 feet to a 1/2" iron pin set, said iron pin being the point of curvature of a circular curve to the right, having a radius of 518.50 feet, a central angle of 25°41'54", and having a chord that bears N 55°30'41" E, 300.84 feet;

THENCE Northwestly and Easterly along said circular curve to the right, an arc distance of 362.90 feet to a 1/2" iron pin set, said iron pin being on the point of curve of a non-tangent circular curve to the right having a radius point that bears S 65°41'16" E, 80.05 feet, a central angle of 104°15'44", and having a chord that bears S 78°41'24" E, 110.09 feet;

THENCE along the arc of said curve concave to the south, an arc distance of 161.54 feet to a 1/2" iron pin set;

THENCE N 28°26'28" E radial to said curve, a distance of 134.50 feet to a 1/2" iron pin set, said iron pin being on the West line of Pecan Acres Subdivision, an addition to the Town of Flower Mound, Denton County, Texas as recorded in Volume 1, Page 126 of the Plat Records of Denton County, Texas;

THENCE S 01°33'32" E along the said West line of Pecan Acres Subdivision, a distance of 24.32 feet to a 1/2" iron pin found;

THENCE S 00°15'03" E along the said West line of Pecan Acres Subdivision, passing at 1060.66 feet a 1/2" iron pin found for the Southwest corner of said Pecan Acres Subdivision, continuing in all a distance of 1210.00 feet to a 1/2" iron pin set;

THENCE S 88°50'57" W, a distance of 39.72 feet to a 1/2" iron pin set;

THENCE S 02°42'13" E, a distance of 183.93 feet to a 1/2" iron pin set;

THENCE N 89°59'18" W, a distance of 200.50 feet to a 1/2" iron pin set;

THENCE S 70°35'26" W, a distance of 58.45 feet to a 1/2" iron pin set;

THENCE S 48°30'25" W, a distance of 85.18 feet to a 1/2" iron pin set;

THENCE S 26°13'29" W, a distance of 81.08 feet to a 1/2" iron pin set;

THENCE S 05°02'21" W, a distance of 73.14 feet to a 1/2" iron pin set, said iron pin being the point of curvature of a non-tangent circular curve to the right having a radius which bears N 02°51'48" E, 1040.00 feet, a central angle of 19°39'13" and a chord which bears N 77°18'34" W, 355.00 feet;

THENCE along said curve to the right, passing at an arc distance of 5.89 feet a 1/2" iron pin found for the Northeast corner of Windsor Drive right-of-way (60' R.O.W.) as dedicated by the record plat of Carriage Glenn at Bridlewood, an addition to the Town of Flower Mound, Denton County, Texas as recorded in Cabinet M, Page 288 of the Plat Records of Denton County, Texas, continuing along the said North right-of-way line of Windsor Drive, a total arc distance of 258.74 feet;

THENCE N 67°29'56" W continuing along the said North right-of-way line of Windsor Drive, a distance of 292.88 feet to the POINT OF BEGINNING, and containing 1,020,963 square feet or 23.436 acres of land.

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY
CLERK

On Dec 17 1997
At Billam

Doc/Num : 97-R0088241
Doc/Type : AMD
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Deputy - Cheryl