

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



Instrument Number: 2007-103837

Recorded On: August 28, 2007

As
Restrictions

Parties: MAW CROSS OAK RANCH

Billable Pages: 7

To

Number of Pages: 7

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Restrictions	40.00
Total Recording:	40.00

***** DO NOT REMOVE THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2007-103837

Receipt Number: 416429

Recorded Date/Time: August 28, 2007 10:19:47A

User / Station: K Young - Cash Station 2

Record and Return To:

KEVIN SCOTT

13455 NOEL RD 23RD FLOOR

DALLAS TX 75240



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas

THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
CROSS OAK RANCH
DENTON COUNTY, TEXAS

STATE OF TEXAS §
 §
COUNTY OF DENTON §

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSS OAK RANCH ("Third Amendment") is executed effective 8/27/2007 by MAW CROSS OAK RANCH, LP., a Texas limited partnership (hereinafter referred to as "Declarant").

WITNESSETH:

A. MAW Cross Oak Ranch, Pulte Homes of Texas, and RH of Texas, as "Declarants" previously executed that certain Declaration Of Covenants, Conditions And Restrictions for Cross Oak Ranch dated December 30, 2002 recorded in Volume 5242, Page 533 of the Real Property Records, Denton County, Texas, First Amendment to Declaration of Covenants, Conditions and Restrictions recorded on October 23, 2003 in Document No. 2003-R0175378 in Denton County, Texas and Second Amendment to the Declaration of Covenants, Conditions and Restrictions recorded on June 27, 2006 in Document No. 2006-76650 in Denton County, Texas (the "Declaration"), affecting certain real property more particularly described in the Declaration, reference to which is hereby made for all purposes (the "Property"). Terms which are defined in the Declaration shall have the same meanings when used herein.

B. Pursuant to Section 9.4 of the Declaration, the Declaration may be amended with approval of the owners of not less than 70% of the lots and each Declarant (for as long as each Declarant shall own any Lot).

C. Declarants, together with Bowen Builders Group of Texas, own not less than 70% of the Lots which are subject to the Declaration.

D. Declarants, together with Bowen Builders Group of Texas, desire to execute this Amendment for the purpose of amending the Declaration in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows:

1. **Construction Provisions.** Article 3, Section 3.4 Specific Construction Provisions, paragraph (e) Ancillary Structures, subparagraph (10) "Signage" is hereby amended as follows:

The first sentence shall be replaced with: "Except for a Declarant's signs or Builders' signs approved by a Declarant for such Declarant's portion of the Property as provided in Section 2.1(c) hereof, all other signage on any Lot, including Realtor signage, must be consistent and conform with standardized signage as approved by Declarant, including sign size and design. New signs and replacement signs can be obtained through the Homeowners Association, payment must be received at the time of request."

2. **Severability.** If any terms or provision of this Amendment or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Amendment or the application of such term or provision to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of the Amendment shall be valid and shall be enforced to the extent permitted by law.

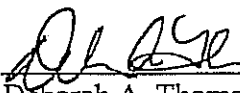
3. **Entire Agreement.** This Amendment is executed by Declarants along with Bowen Builders Groups of Texas pursuant to the authority granted under Section 9.4 of the Declaration. Except as amended by Amendments, the Declaration remains in full force and effect in accordance with its terms. In construing the provisions of this Amendment and whenever the context so requires, the use of a gender shall include all other genders, the use of the singular shall include the plural, and the use of the plural shall include the singular.

EXECUTED to be effective as of the day and year first above written.

DECLARANT:

MAW CROSS OAK RANCH, L.P.,
a Texas limited partnership

By: MAW CROSS OAK HOLDINGS, LLC.
a Texas corporation,
General Partner

By: 
Deborah A. Thomas, Manager

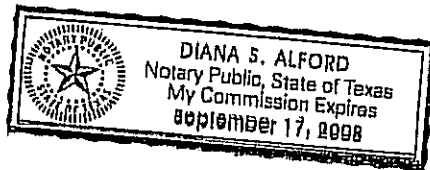
STATE OF TEXAS

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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Deborah A. Thomas, Manager of MAW Cross Oak Holdings, LLC, a Texas corporation, as General partner of MAW Cross Oak Ranch, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation on behalf of said limited partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of June, 2007.



Diana S. Alford
Notary Public, State of Texas

DECLARANT:

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: PN I, Inc.
a Nevada corporation,
General Partner

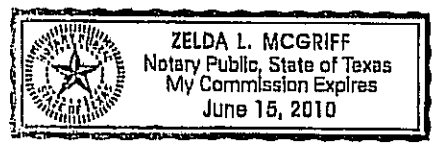
By: *Hanna O Smith*
Name: HARMAN O. SMITH
Title: REGIONAL PRES.

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared *Hanna O. Smith*, as *Reg. Pres.* of PN I, Inc., a Nevada corporation, as General partner of Pulte Homes of Texas, LP., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation on behalf of said limited partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this *16th* day of *Aug.* 2007.

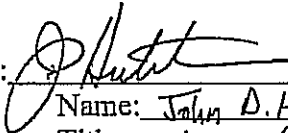
Zelda L. McGriff
Notary Public, State of Texas



DECLARANT:

RH OF TEXAS LIMITED PARTNERSHIP
a Maryland limited partnership

By: RYLAND HOMES OF TEXAS, Inc.
a Texas corporation,
General Partner

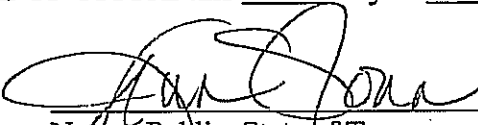
By: 
Name: John D. Hutchinson
Title: Vice-President

STATE OF TEXAS §
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COUNTY OF DALLAS §


BEFORE ME, the undersigned authority, on this day personally appeared John D. Hutchinson, as Vice President of Ryland Homes of Texas, Inc., a Texas corporation, as General partner of MAW Cross oak Ranch, LP., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation on behalf of said limited partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of June, 2007.




Notary Public, State of Texas

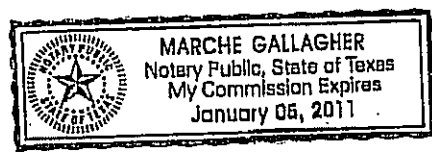
Bowen Family Homes of Texas, Inc.
a Texas Corporation

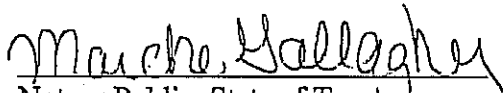
By: 
Name: DALE STOTTS
Title: VICE PRESIDENT

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Dale Stotts as Vice President of Bowen Family Homes of Texas, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation on behalf of said limited partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of June, 2007.




Notary Public, State of Texas