

EIGHTH SUPPLEMENTARY DECLARATION TO THE
 MASTER DECLARATION OF COVENANTS AND RESTRICTIONS
 FOR THE VILLAGE OF ELDORADO AND DECLARATION OF COVENANTS AND
 RESTRICTIONS FOR THE VILLAGE OF ELDORADO, SUNSET RIDGE, PHASE I

THE STATE OF TEXAS |

COUNTY OF COLLIN |

THIS EIGHTH SUPPLEMENTARY DECLARATION TO THE MASTER DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE VILLAGE OF ELDORADO RESTATED AND DECLARATION OF COVENANTS AND RESTRICTIONS, made on the date hereinafter set forth by HIDEVCO, INC. (hereinafter called "Declarant").

W I T N E S S E T H:

WHEREAS, Highgate Dev. Co. has heretofore executed the certain Master Declaration of Covenants and Restrictions for The Village of Eldorado, which was filed for record on February 18, 1981, in Volume 1353, at Page 786 of the Land Records of Collin County, Texas (hereinafter called the "Master Declaration") and:

WHEREAS, the Declarant is the owner of certain real property known as The Village of Eldorado, Sunset Ridge, Phase I, in the City of McKinney, Collin County, Texas, as shown on the plat thereof (the "Plat") recorded in the Plat or Map Records at Book G, Page 349, Collin County, Texas;

WHEREAS, the Declarant desires to provide for the preservation of the values and amenities in The Village of Eldorado, Sunset Ridge, Phase I, and to this end, the Declarant desires to subject the real property located within The Village of Eldorado, Sunset Ridge, Phase I, and described in Exhibit A hereto to the Master Declaration and to the covenants, restriction, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of such property and each owner thereof;

NOW, THEREFORE, pursuant to Article 11, Section 2 of the Master Declaration, the Developer hereby supplements the Master Declaration and adds thereto all of the real property described in Exhibit A hereto so that all of the terms, conditions, covenants and restrictions of the Master Declaration shall extend to the real property described in Exhibit A and the owners thereof as though such property was originally described in the Master Declaration; and the

Declarant hereby declares that the real property described in Exhibit A shall be held, sold, transferred, conveyed, and occupied subject to the Master Declaration, as supplemented hereby, and to the covenants, restrictions, easements, liens, charges, and conditions hereof.

ARTICLE I

DEFINITIONS

All terms shall have the definitions given them in the Master Declaration unless expressly provided otherwise herein.

ARTICLE II

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

The provisions contained in Article III of the aforesaid Declaration of Covenants and Restrictions are hereby adopted and incorporated herein by reference.

ARTICLE III

COVENANTS FOR MAINTENANCE ASSESSMENTS

The provisions contained in Article IV of the aforesaid Declaration of Covenants and Restrictions are hereby adopted and incorporated herein by reference.

ARTICLE IV

ARCHITECTURAL REVIEW COMMITTEE

The provisions contained in Article V of the aforesaid Declaration of Covenants and Restrictions are hereby adopted and incorporated herein by reference.

ARTICLE V

PROTECTIVE COVENANTS

The provisions contained in Article VI of the aforesaid Declaration of Covenants and Restrictions are hereby adopted and incorporated herein by reference, except that Section 2, Section 8, and Section 9 shall be modified as follows:

Section 2: The floor area of the main structure, exclusive of one-story open porches and garages shall be 1600 square feet.

Section 3: No dwelling may be occupied until the Architectural Review Committee has issued a "certificate of substantial completion" certifying that construction has been substantially completed in accordance with approved plans and specifications.

Section 01: No antenna or tower shall be erected on any Lot for any purpose. No antenna shall be affixed to any dwelling on any Lot which is more than three (3) feet above the highest roof line of the dwelling to which it is affixed. Satellite dishes may only be erected if installed within an enclosed area so as not to be visible from adjoining property. The enclosure must be constructed in such a manner as to be architecturally consistent with the design of the house proper. Plans for such enclosure and its location on the Lot must be submitted to the Architectural Review Committee for their approval prior to construction. It shall be in the Architectural Review Committee's sole discretion whether to accept the enclosure and its location as being architecturally consistent with the house.

ARTICLE VI

LIMITATIONS OF RESTRICTIONS ON DECLARANT

The provisions contained in Article VII of the aforesaid Declaration of Covenants and Restrictions are hereby adopted and incorporated herein by reference.

ARTICLE VII

GENERAL PROVISIONS

The provisions contained in Article VIII of the aforesaid Declaration of Covenants and Restrictions are hereby adopted and incorporated herein by reference.

18' PA BL
5' side yard

IN WITNESS WHEREOF, Declarant has executed this instrument this the 22nd day of January 1988.

HIDEVCO, INC.

by: [Signature]
Mac Hendricks, President

(Acknowledgment)

THE STATE OF TEXAS |
COUNTY OF COLLIN |

BEFORE ME, the undersigned authority, on this day personally appeared MAC HENDRICKS, President of HIDEVCO, INC., a corporation, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office on this the 22nd day of January 1988.

[Signature]
Notary Public, Collin County, Texas

My Commission Expires:
October 12, 1990



EXHIBIT "A"

COUNTY OF COLLIN }
 STATE OF TEXAS }

Being a 6.713 acre tract of land situated in the P.C. Willmeth Survey, Abstract No. 998 in the City of McKinney, Collin County, Texas and being part of the Eldorado Addition, an addition to the City of McKinney according to the plat recorded in Cabinet F, Page 489 of the Plat Records of Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch rebar set for corner, said rebar being North 19°49'20" East a distance of 60.00 feet from the southeast corner of an 8.237 acre tract of land of Eldorado Country Club Phase II as recorded in Cabinet C, Page 198 of the Map Records of Collin County, Texas (MRCCT);

THENCE North 19°49'20" East a distance of 825.08 feet to a 5/8 inch rebar set for corner;

THENCE North 23°40'06" East a distance of 648.00 feet to a 5/8 inch rebar set for corner;

THENCE North 46°23'00" East a distance of 59.86 feet to a 5/8 inch rebar set for corner;

THENCE North 14°00'58" East a distance of 60.00 feet to a 5/8 inch rebar set for corner;

THENCE North 03°21'56" West a distance of 69.00 feet to a 5/8 inch rebar set for corner;

THENCE North 11°15'48" West a distance of 107.21 feet to a 5/8 inch rebar set for corner;

THENCE North 36°49'07" East a distance of 27.51 feet to a 5/8 inch rebar set for corner;

THENCE North 79°19'54" East a distance of 100.23 feet to a 5/8 inch iron rod set in the westerly right-of-way line of Valley Creek Trail (60 foot right-of-way) as recorded in Cabinet O, Page 107 (MRCCT);

THENCE along the westerly right-of-way line of said Valley Creek Trail as follows:

South 10°40'06" East a distance of 55.14 feet to a 5/8 inch rebar set for the beginning of a curve to the right from which the radius point bears South 79°19'54" West a distance of 490.21 feet;

Southwesterly along said curve to the right through a central angle of 32°08'04" for an arc length of 274.94 feet to a 5/8 inch rebar set for the point of tangency;

South 21°27'58" West a distance of 1,150.47 feet to a 5/8 inch rebar set for the beginning of a curve to the left from which the radius point bears South 68°22'02" East a distance of 345.75 feet;

Southeasterly along said curve to the left through a central angle of 42°50'12" for an arc length of 408.02 feet to a 5/8 inch rebar set for corner;

THENCE departing said curve and the westerly right-of-way line of said Valley Creek Trail, South 84°27'13" West a distance of 247.65 feet to a 5/8 inch rebar set for corner;

THENCE North 04°31'56" West a distance of 141.14 feet to the POINT OF BEGINNING;

CONTAINING within these miles and bounds, 6.713 acres or 292,428 square feet of land more or less.