

FIRST SUPPLEMENTARY DECLARATION TO THE  
MASTER DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR THE VILLAGE OF ELDORADO AND DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR FOREST COURT ADDITION TO THE VILLAGE OF ELDORADO

9558

VOL 1430 PAGE 239

THE STATE OF TEXAS     |  
COUNTY OF COLLIN     |

KNOW ALL MEN BY THESE PRESENTS:

THIS FIRST 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 HIGHGATE DEV. CO. (hereinafter called "Declarant"),

W I T N E S S E T H:

WHEREAS, the Declarant 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 FOREST COURT ADDITION to the Village of Eldorado, 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 C, page 326, Collin County, Texas;

WHEREAS, the Declarant desires to provide for the preservation of the values and amenities in FOREST COURT ADDITION to the Village of Eldorado and for the maintenance of Tract A and the property outside the wall along Forest Hills and Country Club Drive, if the F.C. Homeowners' Association, Inc. fails to maintain such areas, and to this end, the Declarant desires to subject the real property located within FOREST COURT ADDITION to the Village of Eldorado and described in Exhibit A hereto to the Master Declaration and to the covenants, restrictions, 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 II, 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.

VOL 1430-EST 240

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 Sections 1 and 2 shall be modified, Sections 15 and 18 shall be eliminated, and an additional section shall be added, as follows:

Section 1: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two stories in height.

Section 2: The floor area of the main structure, exclusive of one story open porches and garages shall be 2000 square feet for single story dwellings and 2200 square feet for two story dwellings.

Section 15: Eliminated.

Section 18: Eliminated.

Section 30: NEW:

A five (5) foot easement is further reserved along the boundary line of each lot opposite the boundary line along which the dwelling unit is to be constructed, for the construction, maintenance and repair of dwelling unit on the adjoining lot. The use of said easement area by an adjoining lot owner after the construction of the dwelling unit is completed shall not exceed a reasonable period of thirty (30) days each calendar year for essential maintenance.

VOL 1490 PAGE 241

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.

IN WITNESS WHEREOF, Declarant has executed this instrument this the 23rd day of March, 1982.

HIGHGATE DEV. CO.

By: *Mac Hendricks*  
MAC HENDRICKS, Vice-President

THE STATE OF TEXAS |  
COUNTY OF COLLIN |

BEFORE ME, the undersigned authority, on this day personally appeared MAC HENDRICKS, Vice-President of HIGHGATE DEV. CO., 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.

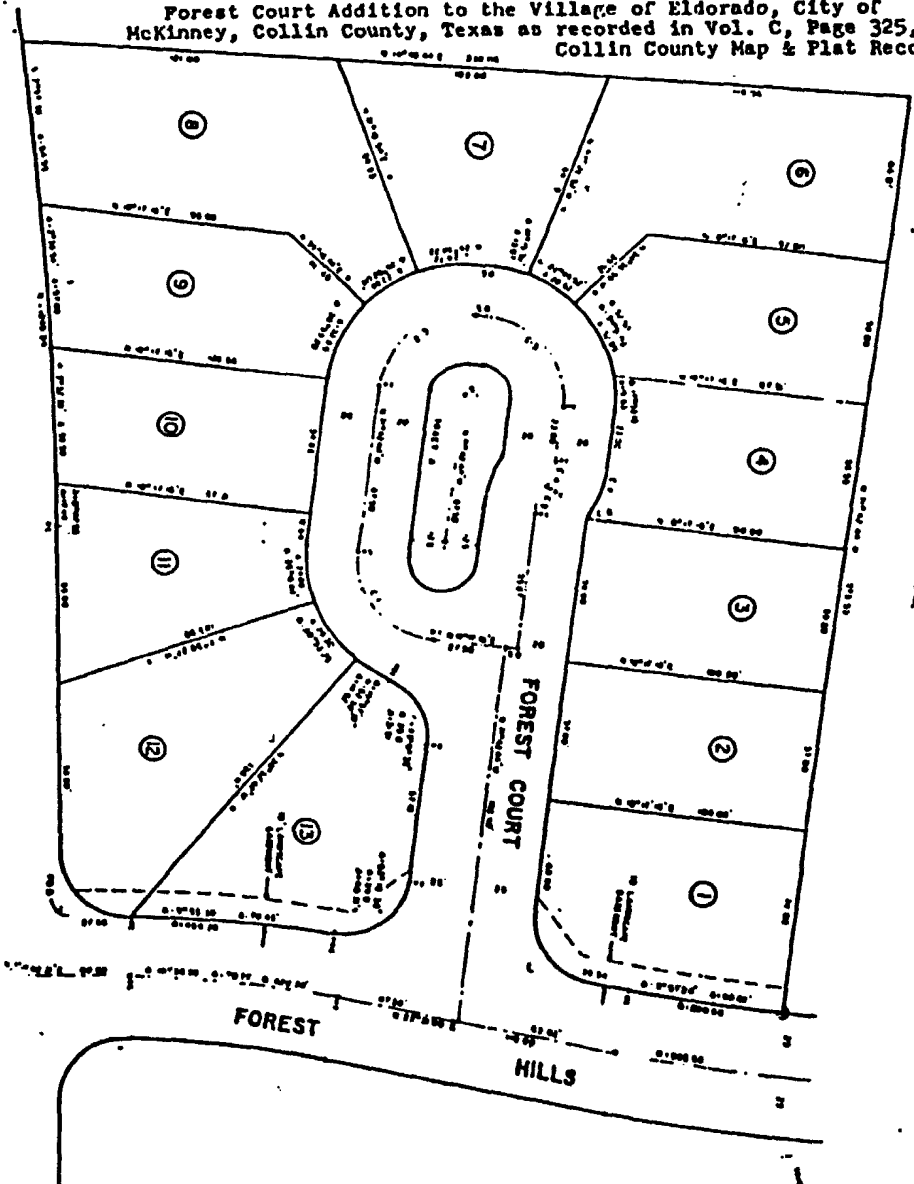
GIVEN under my hand and seal of office on this the 23rd day of March, 1982.



*Barbara R. McFarlane*  
Notary Public, Collin County, Texas

VOL 1490 PAGE 242

Forest Court Addition to the Village of Eldorado, City of  
McKinney, Collin County, Texas as recorded in Vol. C, Page 325,  
Collin County Map & Plat Records.



Vol. 130, Page 243

PHASE I SUPPLEMENTARIES TO COVENANTS AND RESTRICTIONS

- Forest Court
- Forest Creek
- Club Oaks
- Lots 10 & 11, Block F