

SEVENTH 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, NORTH CREEK, PHASE I

THE STATE OF TEXAS |
 COUNTY OF COLLIN |

THIS SEVENTH 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 RIDEVCO, INC. (hereinafter called
 "Declarant").

M I S T A K E S:

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 1383, at Page 788 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, North Creek, 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 8, Page 880,
 Collin County, Texas:

WHEREAS, the Declarant desires to provide for the
 preservation of the values and amenities in The Village of Eldorado,
 North Creek, Phase I, and to this end, the Declarant desires to
 subject the real property located within The Village of Eldorado,
 North Creek, 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 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.

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 3, and Section 4 shall be modified as follows:

Section 2. The floor area of the main structure, exclusive of one-story open porches and garages shall be 1400 square feet.

Section 31. 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 32. 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.

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SEVENTH SUPPLEMENTARY DECLARATION

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IN WITNESS WHEREOF, Declarant has executed this instrument this the 29th day of January 1988.

RIDEVCO, INC.

by: *Mac Hendricks*
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 RIDEVCO, 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 29th day of January 1988.

Billie A. Fitts
Notary Public, Collin County, Texas

My Commission Expires:
October 13, 1990



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.

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EXHIBIT "A"

NORTH CREEK
PHASE I

Being 18.175 acre tract of land situated in the F.C. Wilnath Survey, Abstract Number 898 in the City of McKinney, Collin County, Texas and being a portion of the Eldorado Addition, an addition to the City of McKinney according to the plat recorded in Cabinet 'F', Page 468 of the Plat Records of Collin County, Texas (PRCCT) and being more particularly described as follows:

COMMENCING at a point in the westerly line of said Eldorado Addition, said point being the southeast corner of a 3.051 acre tract of land described in a deed to Joe Bob Young as recorded in Volume 1811, Page 323 of the Deed Records of Collin County, Texas (DRCCT);

THENCE along the westerly line of said Eldorado Addition as follows:

North 01 deg. 29'17" East a distance of 294.48 feet to a point for corner;

North 03 deg. 30'01" East a distance of 94.28 feet to a 5/8 inch rebar set for the POINT OF BEGINNING of the herein described tract of land;

North 03 deg. 30'01" East a distance of 538.83 feet to a 5/8 inch rebar set for corner;

North 09 deg. 11'18" East a distance of 119.30 feet to a 5/8 inch rebar set for corner;

THENCE departing the westerly line of said Eldorado Addition South 60 deg. 46'44" East a distance of 261.43 feet to a 5/8 inch rebar set for corner;

THENCE South 80 deg. 00'43" East a distance of 1038.61 feet to a 5/8 inch rebar set for corner in the northerly right-of-way line of Valley Creek Trail (60 feet wide right-of-way) as recorded in Cabinet 'G', Page 107 of the Map Records of Collin County, Texas (MRCCT), said 5/8 inch rebar being in a non-tangent curve to the left from which the radius point bears South 23 deg. 00'52" East a distance of 1039.99 feet;

THENCE along the northerly right-of-way line of said Valley Creek Trail following said non-tangent curve to the left in a southwesterly direction through a central angle of 90 deg. 44'26" for an arc length of 657.98 feet to a 5/8 inch rebar set for corner;

THENCE departing the northerly right-of-way line of said Valley Creek Trail North 89 deg. 00'43" West a distance of 378.76 feet to a 5/8 inch rebar set for corner;

THENCE North 80 deg. 20'50" West a distance of 215.16 feet to the POINT OF BEGINNING;

CONTAINING within these notes and bounds 18.175 acres or 578,807 square feet of land more or less.

FILED

1988 FEB -3 AM 10:40

CLERK COUNTY COURT
COLLIN COUNTY, TEXAS

BY _____ DEPUTY

STATE OF TEXAS COUNTY OF COLLIN

Every case filed here shall be returned to the filer by the clerk of the court on the date and hour of the return of the case to the filer. If the case is not returned to the filer by the clerk of the court on the date and hour of the return of the case to the filer, the case shall be deemed to have been returned to the filer.

FEB 4. 88



Allen Stone
COUNTY CLERK, COLLIN COUNTY, TEXAS

Hidens Inc
PO Box 456
M: R