

SIXTH 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, PHASE III

THE STATE OF TEXAS I
COUNTY OF COLLIN I

THIS SIXTH 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 I M:

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, Phase III, in the City of McKinney, Collin County,
Texas, as shown on the replat thereof (the "Plat") recorded in the Plat or Map
Records at Book F, Page 745, Collin County, Texas;

WHEREAS, the Declarant desires to provide for the preservation of the
values and amenities in The Village of Eldorado, Phase III, and to this end,
the Declarant desires to subject the real property located within The Village
of Eldorado, Phase III, 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 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 3 and Section 6 shall be modified as follows:

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 6: 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.

IN WITNESS WHEREOF, Declarant has executed this instrument
this the 19 day of September 1986.

HIDEVCO, INC.

By: 

Eric Hendricks, President

EXHIBIT A

BEING a tract of land situated in the Esom Harris Survey, Abstract No. 399 in the City of McKinney, Collin County, Texas and being part of the Eldorado Addition, an addition to the City of McKinney by 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 1/2 inch iron rod found at the southwest corner of the Village of Eldorado Phase I an addition to the City of McKinney by plat recorded in Cabinet C, Page 287 (PRCCT);

THENCE along the south line of said Village of Eldorado Phase I as follows:

Due East a distance of 1,025.50 feet to a 1/2 inch iron rod found for the beginning of a curve to the right from which the radius point bears Due South a distance of 1,100.00 feet;

Continuing along said curve to the right through a central angle of 11°25'16" and an arc length of 219.27 feet to a 1/2 inch iron rod found for corner;

South 58°45'50" East (non-tangent to said curve) a distance of 80.46 feet to a 1/2 inch iron rod found for corner, said iron rod being in the east line of said Eldorado Addition and the southeast corner of said Village of Eldorado Phase I and being the most westerly northwest corner of a 157.2017 acre tract of land conveyed to Seawinds Corporation by deed recorded in Volume 2165, Page 295 of the Deed Records of Collin County, Texas (DRCCT);

THENCE along the west line of said 157.2017 acre tract of land and the east line of said Eldorado Addition as follows:

South 03°15'36" West a distance of 334.18 feet to a 1/2 inch iron rod found for corner;

South 07°11'44" East a distance of 188.83 feet to a 1/2 inch iron rod found for corner;

South 08°36'01" West a distance of 72.81 feet to a 1/2 inch iron rod found for corner;

THENCE departing the west line of said 157.2017 acre tract of land and the east line of said Eldorado Addition as follows:

Due West a distance of 1,029.06 feet to a 5/8 inch iron rod set for the beginning of a curve to the right from which the radius point bears Due North a distance of 438.06 feet;

Continuing along said curve to the right through a central angle of 41°00'00" and an arc length of 313.47 feet to a 5/8 inch iron rod set for the point of tangency;

North 49°00'00" West a distance of 10.55 feet to a 5/8 inch iron rod set for corner;

North 01°57'30" East a distance of 542.42 feet to the POINT OF BEGINNING and containing within these metes and bounds 19.486 acres or 848,810 square feet of land, more or less.

EXHIBIT B

VILLAGE OF ELDORADO PHASE III
Vol. F, Page 743
Collin County Map Records

	<u>LOTS</u>	<u>MINIMUM SQUARE FEET LIVING AREA *</u>
Block "A"	1-14	2,000
Block "B"	1-6	2,000
Block "C"	1-21	2,000
Block "D"	1-12	2,000

NOTE: For one and one-half (1½) and two (2)-story, add 400 square feet.

* A ten percent (10%) reduction in the minimum square footage may be allowed at the sole discretion of the Architectural Review Committee.

(Acknowledgement)

THE STATE OF TEXAS I
COUNTY OF COLLIN I'

BEFORE ME, the undersigned authority, on this day personally
appeared IAC 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 4th day
of September 1986.

My Commission Expires
October 12, 1990

Billie N. Patten
Notary Public, Collin County, Texas