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TENTH 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, FOREST HILLS COURT

THE STATE OF TEXAS §
COUNTY OF COLLIN §

This Tenth 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, Forest Hills Court, is made on the date hereinafter set forth by Beazer Developments, Inc. (hereinafter called "Declarant")

W I T N E S S E T H:

WHEREAS, Highgate Dev. Co., d/b/a HiDevCo, Inc. (hereinafter called the "Original Declarant") has heretofore executed that 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 Declarant is the successor to the Original Declarant; and

WHEREAS, Declarant is the owner of a 3.455 acre tract of land situated in the William Ryan Survey, Abstract Number 746, in the City of McKinney, Collin County, Texas, being a portion of Block "D" of The Village of Eldorado, Phase I as recorded by plat in Cabinet C, Page 133 of the Plat Records of Collin County, Texas, described in Exhibit A hereto and known as The Village of Eldorado, Forest Hills Court; and

WHEREAS, the Declarant desires to provide for the preservation of the values and amenities in The Village of Eldorado, Forest Hills Court and to this end, the Declarant desires to subject the real property located within The Village of Eldorado, Forest Hills Court 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 Declarant 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, it being

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understood that all references to the Original Declarant in the Master Declaration are deemed to refer to the Declarant herein.

ARTICLE II

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

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

ARTICLE III

COVENANTS FOR MAINTENANCE ASSESSMENTS

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

ARTICLE IV

ARCHITECTURAL REVIEW COMMITTEE

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

ARTICLE V

PROTECTIVE COVENANTS

The provisions contained in Article VI of the aforesaid Master Declaration are hereby adopted and incorporated herein by reference except that Section 2, Section 3, Section 6 and Section 21 shall be modified as follows:

Section 2: The floor area of the main structure, exclusive of one-story open porches and garages shall be as shown on Exhibit B hereto.

Section 1: No dwelling may be occupied until the Architectural 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 Committee for its approval prior to construction. It shall be in the Architectural Committee's sole discretion whether to accept the enclosure and its location as being architecturally consistent with the house.

Section 21: No Lot, creek, or drainage easement shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. All garbage and trash shall be kept in sanitary containers fully enclosed by a walled structure approved by the Architectural Committee.

ARTICLE VI

LIMITATIONS OF RESTRICTIONS ON DECLARANT

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

ARTICLE VII

GENERAL PROVISIONS

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

IN WITNESS WHEREOF, Declarant has executed this instrument this 6th day of April, 1991.

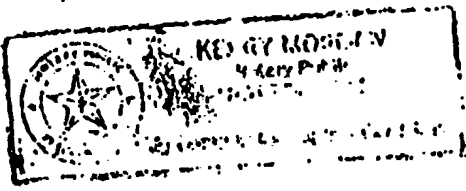
BEAZER DEVELOPMENTS, INC.

By: [Signature]
Jeff Harland, President

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared JEFF HARLAND, President of BEAZER DEVELOPMENTS, 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 this 6th day of April, 1991.



[Signature]
Kerry J. Morgan
Notary Public, Collin County,
Texas

My Commission Expires:
2/13/93

EXHIBIT "A"
Field Note Description

BEING a 3.455 acre tract of land situated in the William Ryan Survey, Abstract Number 746, in the City of McKinney, Collin County, Texas and being a portion of Block "D" of the Village of Eldorado Phase I as recorded by plat in Cabinet C, Page 133 of the Plat Records of Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of Lot 1, Block B of said Village of Eldorado Phase I, and being the northwest corner of said Block "D" and also being located in the easterly right-of-way line of Forest Hills (a 50 feet wide right-of-way);

THENCE along the southerly line of said Lot 1, Block B and the northerly line of said Block "D", South 76°41'57" East a distance of 169.30 feet to a 5/8 inch iron rod found in the southerly line of Tract 1 of Eldorado Country Club Phase II as recorded by plat in Cabinet G, Page 481 (PRCCT);

THENCE along the southerly line of the aforementioned Tract 1 as follows:

South 75°11'17" East a distance of 48.69 feet to a 5/8 inch iron rod found for corner;

North 63°37'56" East a distance of 151.21 feet to 5/8 inch iron rod found in the most northerly line of said Block "D";

THENCE departing the southerly line of said Tract 1 and following the northerly line of said Block "D", North 89°54'36" East a distance of 79.10 feet to a 5/8 inch iron rod found for the northeast corner of said Block "D";

THENCE along the easterly line of said Block "D" as follows:

South 07°10'53" East a distance of 117.74 feet to a 5/8 inch iron rod found for corner;

South 58°35'30" West a distance of 116.80 feet to a 5/8 inch iron rod found for corner;

South 52°05'51" West a distance of 90.57 feet to a 5/8 inch iron rod found for corner;

South 06°37'07" West a distance of 122.12 feet to a 5/8 inch iron rod found for corner;

Exhibit "A"
Page Two

South 17°24'18" West a distance of 44.68 feet to a 5/8 inch iron rod found in the northerly right-of-way line of Country Club Drive (a 65 feet wide right-of-way) and being in a curve to the right having a radius of 367.49 feet, a chord bearing of South 83°39'36" West and a chord length of 226.62 feet;

THENCE along the northerly right-of-way line of said Country Club Drive as follows:

Continuing along said curve to the right through a central angle of 35°55'00" for an arc length of 230.37 feet to a 5/8 inch iron rod found for the point of tangency;

North 78°23'04" West a distance of 114.50 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 27.50 feet, a chord bearing of North 33°23'04" West and a chord length of 38.89 feet;

Continuing along said curve to the right through a central angle of 90°00'00" for an arc length of 43.20 feet to a 5/8 inch iron rod found in the easterly right-of-way line of said Forest Hills and being the point of compound curvature of a curve to the right having a radius of 404.39 feet, a chord bearing of North 16°56'16" East and a chord length of 75.02 feet;

THENCE departing the northerly right-of-way line of said Country Club Drive and following the easterly right-of-way line of said Forest Hills as follows;

Continuing along said curve to the right through a central angle of 10°38'39" for an arc length of 75.13 feet to a 5/8 inch iron rod found for the point of tangency;

North 22°15'35" East a distance of 110.00 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 930.67 feet, a chord bearing of North 16°33'22" East and a chord length of 184.99 feet;

Continuing along said curve to the left through a central angle of 11°24'27" for an arc length of 185.30 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.455 acres or 150,493 square feet of land more or less.

EXHIBIT B

VILLAGE OF ELDORADO
FOREST HILLS COURT

<u>BLOCK</u>	<u>LOTS</u>	<u>MIN. SQ. FT. LIVING AREA *</u>
"D"	1-5	3,000

*NOTE: For one and one-half (1-1/2) and two (2) story, add 300 square feet

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

FILED
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CITY OF ELDORADO