

THIRD SUPPLEMENTARY DECLARATION TO THE
 MASTER DECLARATION OF COVENANTS AND RESTRICTIONS
 FOR THE VILLAGE OF ELDORADO AND DECLARATION OF COVENANTS AND
 RESTRICTIONS FOR CLUB OAKS COURT ADDITION TO THE VILLAGE OF ELDORADO

THE STATE OF TEXAS |
 COUNTY OF COLLIN |

KNOW ALL MEN BY THESE PRESENTS:
 36835

THIS SECOND SUPPLEMENTARY DECLARATION TO THE MASTER DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE VILLAGE OF ELDORADO RE-
 STATED 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 (here-
 inafter called the "Master Declaration") and:

WHEREAS, the Declarant is the owner of certain real prop-
 erty known as CLUB OAKS 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 447, Collin County, Texas;

WHEREAS, the Declarant desires to provide for the preser-
 vation of the values and amenities in CLUB OAKS COURT ADDITION to the
 Village of Eldorado and to this end, the Declarant desires to subject
 the real property located within CLUB OAKS COURT ADDITION to the Vil-
 lage of Eldorado and described in Exhibit "A" hereto to the Master Dec-
 laration 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 De-

claration 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 shall be modified, as follows:

Section 2: The floor area of the main structure, exclusive of one story open porches and garages shall be 1200 square feet for single story dwellings and 1500 square feet for two story dwellings.

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 7th day of October, 1982.

HIGHGATE DEV. CO.

By: [Signature]
MAC HENDRICKS, Vice-Pres.

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 7th day of October, 1982.

[Signature]
Notary Public, Collin County, Texas

EXHIBIT "A"

Being Lots 1 through 23 of Club Oaks Court Addition to the Village of Eldorado, in the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume C, page 447 of the Map and Plat Records of Collin County, Texas.

