

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
CIRCLE T RANCH -PHASE II**

This Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Circle T Ranch – Phase II (the “Amendment”) is executed to be effective as of the 30 day of March, 2017 (the “Effective Date”), by AIL Investment, L.P., a Texas limited partnership (“Declarant”), and HW 2421 Land, a Texas limited partnership (“Owner”).

Declarant executed the Declaration of Covenants, Conditions, Restrictions and Easements for Circle T Ranch – Phase II dated June 25, 2008, and recorded at Document No. D208246567 in the Real Property Records of Tarrant County, Texas and at Document No. 2008-70151 in the Real Property Records of Denton County (the “Declaration”).

Declarant and Owner(s) desire to amend the Declaration in accordance with the provisions of Section 10.04 of the Declaration. As of the Effective Date of this Amendment, Declarant and Owner(s), in the aggregate, own more than a majority of the gross acreage contained in the Property (as defined in the Declaration). Further, Declarant and Owner(s) are, as of the Effective Date of this Amendment, Members in Good Standing (as defined in the Declaration). At a duly called meeting of the Class A Members held on March 30, 2017, at which a Quorum (as defined in the Declaration) was present, Class A Members in Good Standing (as defined in the Declaration), including Declarant, holding, in the aggregate, more than two-thirds of the votes eligible to be cast by all Class A Members in Good Standing present or voting by legitimate proxy at such meeting, approved this Amendment. Therefore, the Declaration is amended by this Amendment. Due to their ownership of a majority of the Property and the above referenced approval of this Amendment by Special Vote of the Class A Members, no person or entity other than Declarant and Owners is required to join in and consent to this Amendment.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Section 4.02 Regular Assessments: The fourth sentence of Section 4.02 of the Declaration is hereby deleted in its entirety and replaced with the following:

“Thereafter, for 2010 and each following year while this Declaration in in force, the Board shall set the amount of the Regular Assessments to be levied for the next calendar year, taking into consideration Common Expenses for the then current year, expected increases in such expenses during the next year, a contingency amount (not exceeding 5% of the anticipated expenditures for such year) and an optional reserve fund contribution (not exceeding 7% of the anticipated expenditures for such next year); provided, however, no reserve fund contribution amount shall be included in Regular Assessments for any year in which the unused balance of the reserve fund equals or exceeds 35% of the other anticipated expenditures for that year.”

2. Section 7.02(h) of the Declaration is hereby deleted in its entirety and replaced with the following:

“(h) Sexually oriented businesses (as used herein, “sexually oriented business” means a commercial enterprise the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer).”

3. All capitalized terms not defined herein are shall have the meanings ascribed to them in the Declaration.

4. The Declaration, as previously amended and supplemented, and as amended by this Amendment, remains in full force and effect.

[Signatures on following pages]

Executed to be effective as of the Effective Date.

Declarant:

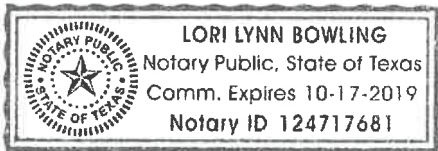
AIL INVESTMENT, L.P.,
a Texas limited partnership,

By: AIL GP, LLC,
a Texas limited liability company,
its general partner

By: [Signature]
Name: L. Russell Laughlin
CAK Title: Sr. Vice President

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on July 13, 2017, by L. Russell Laughlin Sr. Vice Pres. of AIL GP, LLC, a Texas limited liability company, as general partner of AIL Investment, L.P., a Texas limited partnership, on behalf of said limited partnership.




Lori Lynn Bowling
Notary Public, State of Texas

Owner:

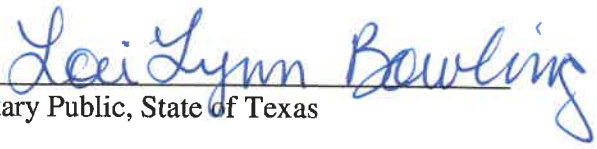
HW 2421 LAND, LP,
a Texas limited partnership

By: HW 2421 Land GP, LLC,
a Texas limited liability company,
its general partner

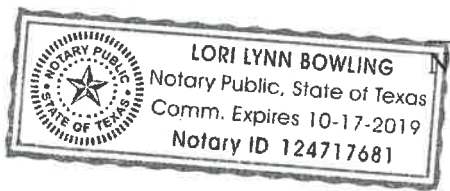
By: 
Name: L. Russell Laughlin
Title: ^{CAK} Sr. Vice President

STATE OF Texas §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on July 13, 2017, by L. Russell Laughlin, SVP of HW 2421 Land GP, LLC, a Texas limited liability company, on behalf of said limited liability company, in its capacity as general partner of HW 2421 Land, LP, a Texas limited partnership, on behalf of said limited partnership.



Notary Public, State of Texas



The undersigned Secretary of Circle T Ranch – Phase II Association (referenced as the Association in the Declaration) certifies that the above and foregoing Amendment has been approved by a Special Vote of the Class A Members (as defined in the Declaration).

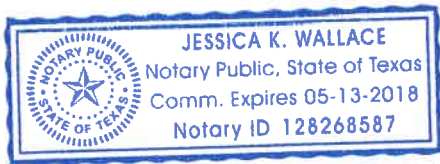
Date: July 18, 2017

Circle T Ranch – Phase II Association

By: Stephanie Wright
Name: Stephanie Wright
CAK Title: Secretary

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on July 18, 2017, by Stephanie Wright, as Secretary of Circle T Ranch – Phase II Association, a Texas non-profit corporation, on behalf of said non-profit corporation.



Jessica K Wallace
Notary Public, State of Texas

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

HILLWOOD PROPERTIES
9800 HILLWOOD PARKWAY - STE 300
FT WORTH, TX 76177

Submitter: JESSICA WALLACE

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 10/19/2017 2:11 PM

Instrument #: D217243747

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PGS

\$32.00

By: _____

Mary Louise Garcia

D217243747

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.