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UNRECORDED

FILED
TARRANT COUNTY TEXAS

**THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
LEYTON GROVE**

2007 JUL 17 PM 1:32

SUZANNE W. GIBSON
COUNTY CLERK

STATE OF TEXAS §
COUNTY OF TARRANT §

BY _____
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Keswick Limited Partnership, Texas limited partnership (the "Declarant"), filed that certain Declaration of Covenants, Conditions and Restrictions for Leyton Grove executed November 19, 1998 (as heretofore amended, the "Declaration"), recorded in Volume 13526, Page 116 of the Deed Records of Tarrant County, Texas; as subsequently amended by that certain Amendment dated January 14, 2003 recorded January 28, 2003 in Volume 16345, Page 426 in the Deed Records of Tarrant County, Texas; as subsequently amended by that certain Second Amendment dated April 20, 2007 and recorded on April 23, 2007 as Clerk's document #D207140011; and

WHEREAS, Section 5.15 of the Declaration as amended provides that until the sale by Declarant of the total number of lots in the Addition to entities unrelated to Declarant, Declarant may amend the Declaration in whole or in part; and

WHEREAS, As of the date hereof, Declarant has not sold the total number of lots in the Addition to entities unrelated to Declarant; and

WHEREAS, Declarant desires to amend the Declaration;

NOW, THEREFORE, Declarant hereby amends ARTICLE I of the Declaration by adding thereto a new Section 1.0 immediately preceding Section 1.1 as follows:

"Section 1.0 Approved Builders. The Committee shall maintain and provide upon request a list of currently approved builders who may be employed by property owners in Leyton Grove to perform home construction and/or modifications to structures in the Addition (the "Approved Builders"). Only Approved Builders may perform home construction and/or modifications to structures in the Addition, other than minor repairs, to structures, as distinguished by the Committee in its sole judgment. Builders not included among those on the approved builders list are not approved for employment to perform home construction and/or modifications to structures in the Addition. Committee authority "

NOW, THEREFORE, Declarant hereby amends ARTICLE II, Section 2.3 Authority by adding the following language to the end of said Section 2.3:

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~~The Committee may elect to create, modify, and maintain or discontinue a full or partial list of contractors and subcontractors by trade or craft that are approved to provide aspects of construction and landscaping services in Leyton Grove, that are identified on the list for example, contractors for swimming pool and related installation. Contractors and subcontractors not named on any such list kept by the Committee or not otherwise specifically approved in writing to provide aspects of construction and landscaping services identified on contractor and subcontractor lists in Leyton Grove are not permitted. For example, if there is a list of Committee approved pool contractors and/or subcontractors for Leyton Grove and a particular contractor or subcontractor is not named on it, then that contractor or subcontractor is not permitted to provide the related services in Leyton Grove, unless approved specifically for a particular installation or construction in writing by the Committee."~~

NOW, THEREFORE, Declarant hereby amends ARTICLE III, Section 3.2 Landscaping by adding the following language to the beginning of said Section 3.2:

~~"The Committee shall maintain and provide upon request a list of each house designer currently approved to provide house design services in Leyton Grove ("Approved House Designer") and a list of each currently approved Texas-licensed landscape architect ("Approved Landscape Architect") currently approved to provide landscape design services, including respectively modifications to existing house construction or existing landscaping in the Addition. House plans, other than for minor house modifications, as distinguished by the Committee in its sole judgment, are required to be prepared by an Approved House Designer. Landscape plans, other than for minor landscape matters, as distinguished by the Committee in its sole judgment, are required to be prepared by an Approved Landscape Architect. Irrigation plans must be prepared an Approved Landscape Architect or by a Texas-licensed irrigation contractor. Installation of landscape improvements, including swimming pools, must be overseen either by an Approved Landscape Architect or by an Approved Builder."~~

Except as specifically set forth hereinabove, the Declaration is unchanged and shall remain in full force and effect and shall govern the Addition.

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Executed this 22nd day of JUNE 2007.

DECLARANT:

KESWICK LIMITED PARTNERSHIP

By: The David Bagwell Company, it general partner

By: *David S. Bagwell*
David S. Bagwell, President

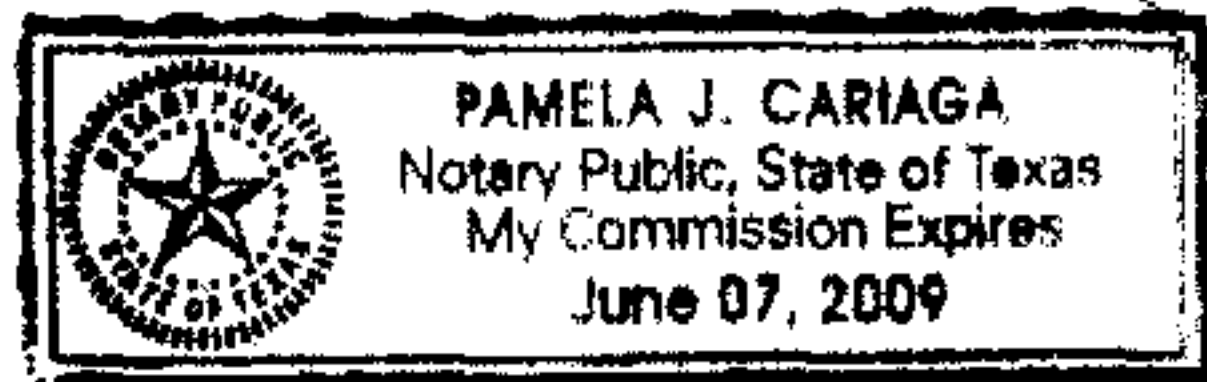
STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 22nd day of June 2007, by David S. Bagwell, in his capacity as the President of The David Bagwell Company, a Texas corporation, on behalf of said corporation in its capacity as general partner of Keswick Limited Partnership, a Texas limited partnership, on behalf of such partnership.

Pamela J. Cariaga
Notary Public, State of Texas

(Notary Seal)



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DAVID BAGWELL
8222 DOUGLAS AVE 605

DALLAS TX 75225

Submitter: DAVID BAGWELL



SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY

WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 07/17/2007 01:32 PM
Instrument #: D207249083
OPR 4 PGS \$24.00

By: _____



D207249083

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.