

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3225010

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*****Examined and Charged as Follows*****

Total Recording: \$ 40.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

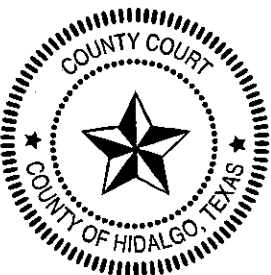
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3225010
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Corporation Service Company
919 North 1000 West
Logan UT 84321



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SOÑADOR TRAILS SUBDIVISION**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SOÑADOR TRAILS SUBDIVISION (this "Amendment") is made this 26 day of October, 2020, by ESPERANZA HOMES EDINBURG, LLC, a Texas limited liability company (the "Declarant").

Recitals

WHEREAS, Riverside Development Services, LLC ("Riverside") recorded a Declaration of Covenants, Conditions, and Restrictions for Soñador Trails Subdivision as Document Number 3088727 in the Official Records, Hidalgo County, Texas (the "Declaration") on February 12, 2020;

WHEREAS, Riverside assigned its rights as "Declarant" under the Declaration to Declarant pursuant to the "Assignment of Declarant's Rights and Amendment to Declaration of Covenants, Conditions, and Restrictions for Soñador Trails Subdivision" recorded in Document No. 3088926, Official Records of Hidalgo County, Texas (the "Assignment")

WHEREAS, Section 8.04 of the Declaration provides that it may be amended by the Declarant at any time during the Development Period, and the Development Period has not expired;

WHEREAS, Declarant desires to amend the Declaration; and

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

1. The following are added as Section 4.15 and 4.16 of the Declaration:

LANDSCAPING APPROVAL

~~4.15~~ Any and all plans for the landscaping of front yards and of side yards not enclosed by solid fencing, including alterations, changes or additions thereto, shall be subject to the written approval of the ARC. No landscaping shall be allowed to be installed on any Lot unless written approval of such has been received from the ARC. Each Lot Owner shall be responsible for maintaining his own lawn and landscaping in a healthy and attractive condition. In no event shall any portion of a Lot be used as a vegetable garden except within fenced-in portions of the rear yard.

SHEDS, STORAGE BUILDINGS, AND DETACHED STRUCTURES

4.16 No shed, storage building or similar improvement shall be erected, placed or altered on any Lot without the prior written approval of the ARC. In addition, the ARC shall approve the color and materials of any such structure. The shingles on any such structure shall match the shingles on the roof of the residence located on such Lot. Any other detached structure, pavilion, gazebo, playhouse, cabana, or storage room shall require the prior written approval of the ARC. Such approval shall be subject to, among other things, merit of structure, compatibility with primary dwelling and adjoining Lots, and conformity and harmony with existing structures and landscaping within the subdivision.

2. In all other respects, the undersigned Declarant confirms all other terms and conditions of the Declaration.

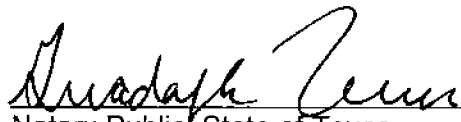
IN WITNESS WHEREOF, the undersigned has executed the foregoing instrument as of the 26 day of October, 2020.

ESPERANZA HOMES EDINBURG, LLC, a Texas limited liability company

By: 
NICK RHODES, President

STATE OF TEXAS §
COUNTY OF HIDALGO §
§

This instrument was acknowledged before me on the 26 day of October, 2020, by **NICK RHODES** in his capacity as President of **ESPERANZA HOMES EDINBURG, LLC, a Texas limited liability company**, on behalf of such company.


Notary Public, State of Texas

