

**SUPPLEMENTARY DECLARATION OF COVENANTS AND
RESTRICTIONS TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR CROWN VALLEY ESTATES**

STATE OF TEXAS

KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF PARKER

SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROWN VALLEY ESTATES ("Supplementary Declaration") shall pursuant to Article II section 2.02.(a) of the original Declaration, as Amended, add and annex the additional ELEVEN (11) lots located along Crown Road, recorded in PLAT CABINET C, SLIDE 178, VOLUME 2263, PAGE 1784, PLAT RECORDS, PARKER COUNTY, TEXAS, as further described in Exhibit A, into of Covenants, Conditions and Restrictions for Crown Valley Estates recorded in Plat Cabinet B, Slide 744, Plat Records, Parker County, Texas (the "Declaration"). This Supplementary Declaration is made this 4th day of November, 2004, by the Declarant.

Declarant has determined to add and annex the Lots contained in Exhibit A into the Association and subject them that certain amendments to the Declaration pursuant to the filing of this Supplementary Declaration. Accordingly, such Lots shall be fully subject to all the provisions and conditions of the Declaration (as previously amended) subject only to the following complimentary additions, deletions and modifications as set out below. Such complimentary additions, deletions and modifications set out below shall ONLY BE APPLICABLE to the eleven (11) Lots contained in Exhibit A to this Supplementary Declaration.

ARTICLE IX

CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS, PROTECTIVE CONVENANTS

The property (and each Lot situated therein) shall be occupied and used as follows:

- 9.02 Minimum Floor Space: Each dwelling constructed on any Lot in the Subdivision shall contain a minimum of two thousand six hundred (2,600) square feet of air-conditioned floor area, single story, exclusive of porches, garages or breezeways attached to the main dwelling. Each two (2)-story dwelling constructed on any residential Lot in the subdivision shall contain a minimum of eighteen hundred (1,800) square feet of air-conditioned ground floor area (exclusive of all porches, garages, or breezeways attached to the main dwelling). A foundations built or constructed upon a Lot shall be approved by an engineer, and bear the file stamp of such engineer.
- 9.03 Garages. Each single-family residential dwelling erected on any Lot shall provide garage space for a minimum of two automobiles. No garage shall directly face any Common Properties and cannot directly face the street. All garage doors shall be constructed of unfinished cedar wood as approved by the Architectural Control Committee.

- 9.04 Roofs. All roofs shall be (i) constructed of cedar wood shingles, wood shake, slate or other three dimensional materials with a color and physical appearance resembling new or weathered cedar wood shingles. All wood shingles and wood shakes to be fireproofed. Composite shingles with minimum 30-year warranty may also be used. All composite shingles to be "Weather wood" color, and (ii) approved by the Committee, and (iii) otherwise be in compliance in all respects with applicable City of Weatherford ordinances. The roof pitch of any structure shall be eight (8) feet by twelve (12) feet minimum and twelve (12) feet by twelve (12) feet maximum.

The committee shall only approve roofing materials which are of the highest grade and quality and which are consistent with the external design, color and appearance of other improvements within the subdivision.

Standing seam metal roofs shall be permitted but shall be an earth color and the Architectural Control Committee prior to installation, painting, or repainting thereof must approve all metal roofs and the painting or repainting thereof.

- 9.06 Fences. No chain link fences or other wire type fences shall be erected or located on any Lot. All fences, no matter the location of such, shall be in compliance with the Design Guidelines, and any amendments thereto, as promulgated by the Architectural Control Committee. All fencing along Crown Road shall be six (6) foot in height wrought iron with two (2) inch square tubing vertical posts with ball caps, one and one half (1-1/2) inch square tubing horizontals; and 1/2" square tubing vertical pickets spaced four (4) inches apart. All driveways to be covered with gate to match fencing along the front of Lot. One each gate post next to driveway, a decorative outdoor light shall be installed on top of such post. Such lighting shall be consistent among all Lots and shall be controlled by a photo electric switch that automatically turns the light on at night. The Association shall maintain the actual light and switch once it is installed. Declarant shall provide upon request the exact model and vendor of the required light to use. Gates can be either manual or automatic. All fencing from front property line to building line must match wrought iron along front, but can be reduced to four (4) feet in height. Placement of any fencing from the front property line to the building line shall be optional and not encouraged or required. All fencing along rear property line, or along side of property lines (behind front of house) can be brick, rock, wood construction. Wood fencing shall be western red cedar, spruce, or redwood. These shall be a minimum of four stringers with metal posts mandatory. No fence, wall or hedge shall be erected, placed, or altered on any Lot nearer to any street than the minimum building setback line indicated on the recorded plat of the Property. No fence, wall or hedge shall exceed six feet inches (6'6") in height unless otherwise specifically required by a governmental agency. Wood fencing approved by the Committee will be allowed to extend from the outer perimeter of a home to the side property line a distance not to exceed approximately ten percent (10.0%) of the Lot width on any side of the home.

- 9.14 Exterior Surfaces. The exterior surface of all residential dwellings shall be constructed of glass, brick or other materials approved by the Committee. It is specifically required that the exterior wall area of each residence located within the Property and upon any Lot shall not have less than eighty percent (80%) brick "natural" rock or stone construction with the front exterior being no less than one hundred (100%) brick "natural" rock or stone construction, (No manufactured rock is allowed). Stucco is allowed as a part of the (80%) brick, rock or stone requirements. Stucco to be traditional 3-coat process or as

approved by Architectural Control. All chimneys on a perimeter wall to be (100%) brick, rock or stone construction. Chimneys not located on a perimeter wall may be constructed or approved siding material.

No projections of any type shall be placed or permitted to remain above the roof of any residential building with the exception of one or more chimneys and one or more vent stacks without the written permission of the Architectural Control Committee. All exterior paint colors shall be in harmony with neighborhood.

9.20 Mailboxes. All mailboxes erected within Crown Valley must be in compliance with all requirements of the U.S. Post Office. Additionally, mailboxes on all lots must be consistent throughout the subdivision and be constructed of natural stone to match the stone used on the entryway to the subdivision/fence columns. There shall be one mailbox for every lot to be located adjacent to driveway and denoted on the applicable Lot plot plan approved in advance. Developer will provide all address plates and crown insert.

9.30 Driveways. All driveways and sidewalks shall be concrete or other approved material. No asphalt, hot top, or the like shall be used on any Lot for driveways, sidewalks or otherwise.

9.31 Culverts. All driveway culverts shall be faced with natural stone to match mail box and developer installed fence columns.

9.32 Setbacks: All front setbacks a minimum of thirty (30) feet, the rear set back shall be a minimum of twenty (20) feet and all other setbacks will remain as recorded in Crown Road Estates plat in Parker County.

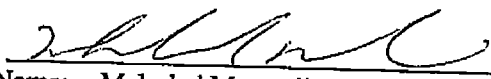
9.33 Sewer System: All Lots shall install and properly maintain and E-ONE Systems sewer grinder pump system.

12.18 Joinder of Lien holder. First American Bank SSB, Lien holder with respect to the Property, has joined in the execution of this First Amendment for the purpose of consenting to, and making its lien subject to the terms and provisions hereof. However, this paragraph shall not be deemed to otherwise in any way affect any other part hereof.

IN WITNESS WHEREOF, Crown Valley Acquisitions, being the Declarant herein, caused this instrument to be executed effective this 4th day of November, 2004.

CROWN VALLEY ACQUISITIONS, L.P.

By: Pars Investments, Inc, General Partner

By: 
Typed Name: Mehrdad Moayedj
Its: President

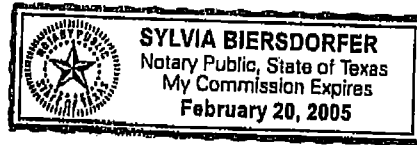
First American Bank, Lien holder

By: *W.C. Brackeen*
Typed Name: WILLIAM C. BRACKEEN
Its: SENIOR VICE PRESIDENT

STATE OF TEXAS §
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COUNTY OF PARKER §

This instrument was acknowledged before me on the 4th day of November, 2004, by Mehrdad Moayedi, President of Pars Investments, Inc., General Partner of Crown Valley Acquisitions, L.P.

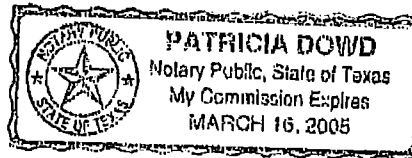
Sylvia Biersdorfer
Notary Public



STATE OF TEXAS §
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COUNTY OF PARKER §

This instrument was acknowledged before me on the 4th day of November, 2004, by William Brackeen as Sr. Vice President of First American Bank SSB, for the purpose and consideration therein expressed and in the capacity therein stated.

Patricia Dowd
Notary Public



After Recording Send To:
Crown Valley
3901 Airport Freeway #200
Bedford, TX 76021