

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

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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 FORTY (40) lots located in Phase II Section 1, recorded in PLAT CABINET C, SLIDE 321, VOLUME 2373, PAGE 61.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, as Amended (the "Declaration"). This Supplementary Declaration is made this 12th day of October, 2005, 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 forty (40) Lots contained in Crown Valley Estates Phase 2 Section 1 attached as Exhibit A to this Supplementary Declaration.

ARTICLE IX

CONSTRUCTION OF IMPOVEMENTS 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 Crown Valley Estates Phase 2 Section 1 that is adjacent to the golf course shall contain a minimum of three thousand (3,000) square feet of air-conditioned floor area of which two thousand six hundred (2,600) square feet must be on the first floor, exclusive of porches, garages or breezeways attached to the main dwelling. Each dwelling constructed on any Lot in the Crown Valley Estates Phase 2 Section 1 that is not adjacent to the golf course shall contain a minimum of two thousand four hundred (2,400) square feet of air-conditioned floor area of which one thousand eight hundred (1,800) square feet must be on the first floor, exclusive of 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 and a maximum of four 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, except for stucco style homes and/or tile roofs, shall be eight (8) feet by twelve (12) feet minimum and twelve (12) feet by twelve (12) feet maximum. The roof pitch for stucco style homes with tile roofs shall be six (6) 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. There must be a rear and side fence installed prior to any buyer moving into a residence. 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 the golf course shall be four (4) 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 fencing along rear property line, or along side of property lines (behind front of house) can be brick, rock, wood construction (except along the golf course as discussed above). Wood fencing shall be western red cedar, spruce, natural stained pine 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-five percent (85%) 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). Homes that are adjacent to the golf course require one hundred percent (100%) brick "natural" rock or stone construction on the rear of the residence. Stucco is allowed as a part of the (80%) brick, rock or stone

course require one hundred percent (100%) brick "natural" rock or stone construction on the rear of the residence. 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.

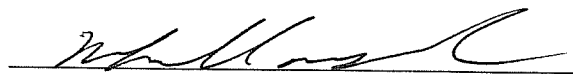
No projections of any type shall be placed or permitted to remain above the roof of any residential building with the exception of one or more chimneys and one or more vent stacks without the written permission of the Architectural Control Committee. All exterior paint colors shall be in harmony with 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 match the masonry used on the home. There shall be one mailbox containing an address plat for every lot to be located adjacent to driveway and denoted on the applicable Lot plot plan approved in advance.
- 9.30 Driveways. All driveways and flat work above the sidewalks shall be exposed aggregate, stamped, salt finished or other approved materials or processes. No asphalt, hot top, or the like shall be used on any Lot for driveways, sidewalks or otherwise.
- 9.31 Setbacks: All front setbacks a minimum of twenty five (25) feet, the rear set back shall be a minimum of twenty five (25) feet for all Lots that are adjacent to the golf course and twenty (20) feet for all other lots. All other setbacks will remain as recorded in Crown Valley Estates plat in Parker County.
- 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 17<sup>th</sup> day of Oct., 2005.

CROWN VALLEY ACQUISITIONS, L.P.

By: Pars Investments, Inc, General Partner

By:   
Typed Name: Mehrdad Moayedi  
Its: President

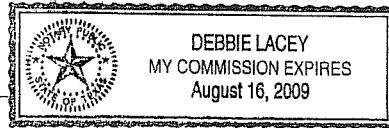
Washington Federal, Lien holder

By: *Mike Owens*  
Typed Name: Mike Owens  
Its: Vice President, Washington Federal Savings

STATE OF TEXAS §  
                  TARRANT §  
COUNTY OF PARKER §

This instrument was acknowledged before me on the 12th day of OCTOBER, 2005, by Mehrdad Moayed, President of Pars Investments, Inc., General Partner of Crown Valley Acquisitions, L.P.

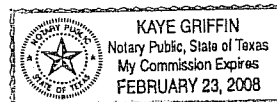
*Debbie Lacey*  
Notary Public



STATE OF TEXAS §  
                  Collin §  
COUNTY OF ~~PARKER~~ §

This instrument was acknowledged before me on the 15th day of September, 2005, by Mike Owens as Vice President of Washington Federal ~~Bank~~ Savings for the purpose and consideration therein expressed and in the capacity therein stated.

*Kaye Griffin*  
Notary Public  
Kaye Griffin



AFTER RECORDING PLEASE RETURN TO"

CROWN VALLEY ACQUISITIONS, L.P.  
3901 W. AIRPORT FREEWAY  
SUITE 200  
BEDFORD, TX 76021

\*-----\*

Official Receipt for Recording in:

Parker County Clerk

Weatherford, Texas 76086

Issued To:

CROWN VALLEY ACQUISITIONS, LP  
3901 W. AIRPORT FREEWAY  
SUITE 200  
BEDFORD TX 76021

Recording Fees

Document Description	Number	Volm	Page	Recording Amount
Recording	00573155	2376	1986	\$28.00
RESTR/PLAT C-321				

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\$28.00

Collected Amounts

Payment Type	Amount
Cash	\$28.00
	----- \$28.00

Total Received : \$28.00  
Less Total Recordings: \$28.00

Change Due : \$ .00

Thank You  
JEANE BRUNSON - County Clerk

By Deputy - Bonnie Morris

Receipt#    Date    Time  
0142782    10/13/2005    08:59a