

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

STATE OF TEXAS

KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF PARKER

(Crown Valley Addition, Phase 2 – Section 2 – Recorded in Instrument No. 201831464, Official Public Records, Parker County, Texas)

THIS SUPPLEMENTARY DECLARATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROWN VALLEY ESTATES (“Supplementary Declaration”), shall pursuant to Article II, Section 2.02(a) of the Declaration of Covenants, Conditions and Restrictions for Crown Valley Estates, recoded in Volume 2050, Page 1262, Official Public Records, Parker County, Texas (as amended and supplemented, the “Original Declaration”); add and annex the additional TWENTY-FOUR (24) lots (“Lots”) located in Crown Valley Addition, Phase 2, Section 2, recorded under Instrument No. 201831464, Official Public Records, Parker County, Texas, as further described in Exhibit “A”, attached hereto and incorporated herein, into the Original Declaration, (as amended and supplemented, the “Declaration”). This Supplementary Declaration is made this ____ day of February, 2019, 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 amended and supplemented), subject only to the following complimentary additions, deletions and modification as set forth below. Such complimentary additions, deletions and modifications set forth below shall ONLY BE APPLICABLE TO THE TWENTY-FOUR (24) LOTS contained in Crown Valley Addition, Phase 2, Section 2, attached as Exhibit “A” to this Supplementary Declaration. All other provisions of the Declaration shall remain in full force and effect and shall not be modified or amended, except as set out in 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 the Crown Valley Addition, Phase 2, Section 2, that is adjacent to the golf course, shall contain a minimum

of two thousand six hundred (2,600) square feet of air-conditioned floor area of which two thousand (2,000) 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 Addition, Phase 2, Section 2, 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. All foundations built or constructed upon a Lot shall be approved by an engineer, and bear the file stamp of such engineer. Variance of ten percent (10%) shall be permitted.

- 9.03. Garages. Each single-family residential dwelling erected on any Lot shall provide primary garage space for a minimum of two automobiles ("Primary Garage") and a maximum of four automobiles ("Secondary Garage"). No Primary Garage shall directly face a residential street or any of the Common Properties; however, any Secondary Garages erected on any Lot, may face a residential street or any of the Common Properties. All garage doors shall be constructed of unfinished cedar wood or smart trim door, as approved by the Architectural Control Committee.
- 9.16. Landscaping. Each residence shall be fully landscaped within one hundred twenty (120) days after the date on which the living structure is ninety-five (95%) percent complete. The landscaping of each Lot shall be principally grass and no landscaping plan shall be implemented until approval of the Committee has been obtained. Landscaping will not be allowed to obstruct night lines or driveway intersections. All landscape areas to be irrigated and maintained and approved by the City of Weatherford and shall be in accordance with Design Guidelines and any amendments thereto. All existing areas are to be preserved to the extent possible. Notwithstanding anything to the contrary contained herein, any lots over one-half (0.5) acre shall not be required to be fully landscaped.
- 9.20. Mailboxes. All mailboxes erected within Crown Valley must be in compliance with all requirements of the U.S. Post Office; additionally, individual on-lot mailboxes shall not be permitted.
- 9.30. Driveways. All driveways and sidewalks shall be of concrete. No asphalt, hot top, or the like shall be used on any Lot for driveways, sidewalk or otherwise. All sidewalks that are located in front of the house and along any street should be four (4) feet wide and place back of curb, and in accordance with the Design Guidelines, and any amendments thereto.
- 9.31. Setbacks. All front setback are shown on the plat, the rear setback shall be a minimum of twenty (20) feet and side yard setback shall be a minimum of ten (10) feet for all Lots, all other setbacks shall remain as recorded in Crown Valley Addition, Phase 2, Section 2 plat in Parker County, Texas.

IN WITNESS WHEREOF, SSB Crown Valley Development, LLC, being the Declarant herein, caused this instrument to be executed and effective this ___ day of February, 2019.

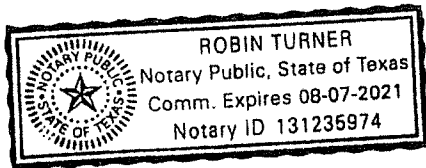
DECLARANT:

SSB Crown Valley Development, LLC,
a Texas limited liability company

By: *Steven S. Brown*
Steven S. Brown
Manager

STATE OF TEXAS §
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COUNTY OF PARKER §

This instrument was acknowledged to me on the 13th day of February 2019, by Steven S. Brown, as Manager of SSB Crown Valley Development, LLC, on behalf of said company.



Robin Turner
Notary Public, State of Texas

EXHIBIT "A"

Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Block A; Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block C, of CROWN VALLEY ADDITION, PHASE 2, SECTION 2, an addition to the City of Weatherford, Parker County, Texas, according to the plat thereof recorded in Cabinet E, Slide 202, Plat Records, Parker County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

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02/13/2019 04:27:38 PM
Fee: \$38.00
Lila Deakle, County Clerk
Parker County, Texas
DECLARE