

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PROPERTY MANAGEMENT LLC
5751 KROGER DR STE 203
KELLER, TX 76244

Submitter: PROPERTY MANAGEMENT LLC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 10/11/2017 8:44 AM

Instrument #: D217236152

OPR

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PGS

\$24.00

By: _____

Mary Louise Garcia

D217236152

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.

**NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR**

**EAGLE MOUNTAIN LA FRONTERA HOMEOWNERS
ASSOCIATION, INC.**

STATE OF TEXAS

)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TARRANT

)

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR EAGLE MOUNTAIN LA FRONTERA HOMEOWNERS ASSOCIATION, INC.("Notice") is made the 1 day of September, 2017, by the **EAGLE MOUNTAIN LA FRONTERA HOMEOWNERS ASSOCIATION, INC.**("Association").

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the Declarations of Restrictions, Covenants & Conditions Restrictions of La Frontera ; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instruments in the real property records of Tarrant County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instruments affecting the owners of property within **La Frontera** subdivision ("Owner").

NOW THEREFORE, the dedicatory instruments attached hereto on Exhibit "A" are originals and are hereby filed of record in the real property records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

**SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS
RESTRICTIONS AND EASEMENTS FOR LA FRONTERA**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

THIS SUPPLEMENTAL DECLARATION is made effective as of the 1 day of September, 2017 by **EAGLE MOUNTAIN LA FRONTERA HOMEOWNERS ASSOCIATION, INC.**, (hereinafter referred to as "HOA").

WITNESSETH:

WHEREAS, Declarant placed certain Declaration of Covenants, Conditions, Restrictions and Easements for La Frontera ("RCC's") of record dated December 1, 2016, and filed as Instrument Number D216280025 in the Real Property Records of Tarrant County, Texas; and as supplemented and/or amended thereafter;

WHEREAS, HOA desires to amend said Declaration of Covenants, Conditions, Restrictions and Easements for La Frontera;

NOW, THEREFORE, pursuant to the powers granted to the HOA, HOA submits the following revisions to the RCC's. The provisions of these Supplemental RCC's shall be binding upon La Frontera in accordance with the terms of the RCC's.

The following provision shall be added to the RCC's

A working capital fund for the Association shall be established, requiring purchasers of Lots to make a mandatory contribution to a "Working Capital Fund" (herein so called). The amount of \$500.00 will be collected on each closing of the same of a Lot to a new Owner. Builders who buy Lots from the developer are not exempt. Contributions to the Working Capital Fund are not advance payments of assessments for contributions to the Maintenance Fund and are not

refundable to the contributor by the Association. The Working Capital Fund may be used to cover any shortfall between the amount of dues paid by Members and the amount necessary to pay the ordinary and necessary operating expenses of the Association.

NOW THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the HOA does hereby amend the Declaration of Covenants, Conditions, Restrictions and Easements for La Frontera as stated above. All other provisions of said certain Declaration of Covenants, Conditions, Restrictions and Easements for La Frontera not amended herein remain in full force and effect.

Executed this 1 day of September, 2017.

**EAGLE MOUNTAIN LA FRONTERA
HOMEOWNERS ASSOCIATION,
INC.**

By: [Signature]
Name: Gary Hazlewood
Title: President

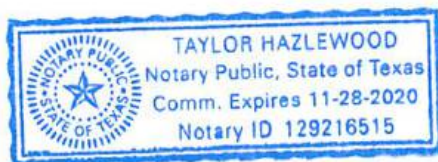
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Gary Hazlewood, the President of **EAGLE MOUNTAIN LA FRONTERA HOMEOWNERS ASSOCIATION, INC.** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 1 day of September, 2017.



[Signature]
Notary Public of Texas

