

\*\*\*\* Electronically Filed Document \*\*\*\*

Denton County  
Cynthia Mitchell  
County Clerk

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Parties:

Direct- VAN HUNTER DEVELOPMENT LTD  
Indirect-

Receipt Number: 876991  
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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.



THE STATE OF TEXAS)  
COUNTY OF DENTON]

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 Denton County, Texas.

*C Mitchell*  
County Clerk  
Denton County, Texas

(4)

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

AFTER RECORDING, RETURN TO:

Liechty & McGinnis, LLP  
11910 Greenville Ave., Suite 400  
Dallas, Texas 75243  
Attention: Hilary Tyson, Esq.

10R24432 FW7 RST

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

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COUNTY OF DENTON

**AMENDMENT TO CORRECTED SECOND AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHATEAU DU LAC**

THIS AMENDMENT TO CORRECTED SECOND AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHATEAU DU LAC (this "Amendment") is made and entered into effective as of ~~January 23~~, 2012, by VAN HUNTER DEVELOPMENT, LTD., a Texas limited partnership ("Declarant"). \*February

**WITNESSETH:**

WHEREAS, the Declaration of Restrictions, Covenants and Conditions of Chateau du Lac was recorded on April 2, 2011 in Volume 4807, Page 3176, Real Property Records, Denton County, Texas, the First Amended and Restated Declaration of Restrictions, Covenants and Conditions of Chateau du Lac was recorded on April 12, 2004 as Instrument No. 2004-44953, Real Property Records, Denton County, Texas, the Amendment to Declaration of Restrictions, Covenants and Conditions of Chateau du Lac was recorded on August 26, 2004, as Instrument No. 2004-113906, Real Property Records, Denton County, Texas, the Amendment to Declaration of Restrictions, Covenants and Conditions of Chateau du Lac was recorded on April 18, 2005, as Instrument No. 2005-44839, Real Property Records, Denton County, Texas, and the Amendment to Declaration of Restrictions, Covenants and Conditions of Chateau du Lac was recorded on April 18, 2005, as Instrument No. 2005-45153, Real Property Records, Denton County, Texas, (collectively, the "Prior Declarations");

WHEREAS, the original declarants under the terms of the Prior Declarations assigned all of their rights to "Declarant" under the terms of the Prior Declarations to Declarant by that certain Assignment of Declarant's Rights dated March 15, 2006, recorded on March 23, 2006 as Instrument No. 2006-33871, Real Property Records, Denton County, Texas;

WHEREAS, the Second Amended Declaration of Covenants, Conditions and Restrictions for Chateau du Lac was recorded on December 15, 2006 as Instrument No. 2006-152750, and re-recorded on February 20, 2007 as Instrument No. 2007-19817, Real Property Records, Denton County, Texas (the "Original Second Amended Declaration");

Instrument No. 2007-42239 of the Deed Records of Denton County, Texas (the "Corrected Second Amended and Restated Declaration"), and amends and supersedes in their entirety the Original Second Amended Declaration and all Prior Declarations;

WHEREAS, the Corrected Second Amended and Restated Declaration is affected by that certain Correction to Second Amended Declaration of Covenants Conditions and Restriction for Chateau du Lac dated January 2, 2008, recorded on January 2, 2008 as Instrument No. 2008-470 of the Deed Records of Denton County, Texas and that certain Correction and Clarification of Original, First Amended, Second Amended, and Corrected Second Amended Declaration of Restrictions, Covenants and Conditions for Chateau du Lac dated November 24, 2008, and recorded on December 19, 2008 as Instrument No. 2008-134529, Real Property Records, Denton County, Texas (collectively, the "Correction Instruments"; the Correction Instruments together with the Corrected Second Amended and Restated Declaration are herein collectively referred to as the "Declaration");

WHEREAS, pursuant to Declarant's rights under Section 20.2.2 of the Declaration, Declarant hereby desires to amend the Declaration as more specifically provided herein; and

WHEREAS, pursuant to the letter from the Town of Flower Mound, Texas (the "Town") attached hereto as **Exhibit A** and incorporated herein by reference, the Town has consented to this amendment as required in Section 20.4 of the Declaration.

NOW, THEREFORE, for good and valuable consideration, the receipt and total sufficiency of which are hereby acknowledged, Declarant declares as follows:

1. **Defined Terms.** Unless otherwise defined in this Amendment or the context otherwise requires, each term used in this Amendment with its initial letter capitalized which has been specifically defined in the Declaration shall have the same meaning herein as given to such term in the Declaration.

2. **Amendment.** Section 6.11 of the Declaration is hereby amended and modified to delete the first paragraph of this Section 6.11 in its entirety. Furthermore, it is the intention of the Declarant to delete (and Declarant hereby deletes) from the Original Second Amended Declaration and all Prior Declarations if and to the extent these instruments may apply to properties governed by the Association any and all terms granting a repurchase right or other similar option to repurchase a Lot or any Property to Declarant and/or its assigns for failure of an owner to commence construction of a home on such Lot within a specified period of time.

3. **Continuing Effect.** Except as expressly modified by the terms and provisions of this Amendment, each and every of the terms and provisions of the Declaration are unchanged and continued in full force and effect.

4. **Town of Flower Mound Approval.** As evidenced by the letter attached hereto as **Exhibit A** and incorporated herein by reference, the Town has acknowledged and consented to the terms of this Amendment as and to the extent the Town's acknowledgement and/or consent of this Amendment is required under the terms of the Declaration, including, without limitation, Section 20.4 of the Declaration.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned have executed this Amendment effective as of the date set forth above.

**DECLARANT:**

VAN HUNTER DEVELOPMENT, LTD.,  
a Texas limited partnership

By: Corey Van Trease  
Name: Corey Van Trease  
Title: PRESIDENT/MANAGER

STATE OF TX §  
COUNTY OF Denton §

This instrument was acknowledged before me on this 23 day of Feb, 2012, by Corey Van Trease, President of VAN HUNTER DEVELOPMENT, LTD., a Texas limited partnership, on behalf of said limited partnership.

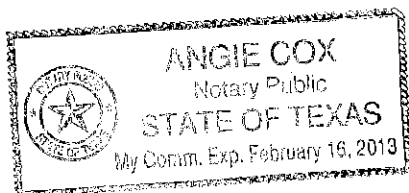
[SEAL]

Angie Cox  
Notary Public - State of TX

My Commission Expires:

2-16-13

Angie Cox  
Printed Name of Notary



**ACKNOWLEDGEMENT AND CONSENT  
OF COMPASS BANK**

The undersigned, being the duly authorized Vice President of Compass Bank, an Alabama banking corporation ("Compass"), hereby acknowledges and consents to the terms of the foregoing Amendment to Corrected Second Amended Declaration of Covenants, Conditions and Restrictions for Chateau du Lac, if and to the extent, Compass' acknowledgement and/or consent may be required under the terms of the Declaration.

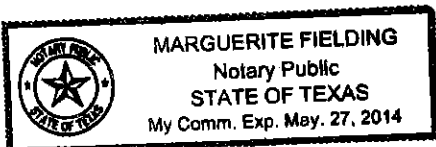
COMPASS BANK,  
an Alabama banking corporation

By: Steve Eckstein  
Name: Steve Eckstein  
Title: Vice President

STATE OF TEXAS       §

COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 22nd day of February, 2012, by Steve Eckstein, Vice President of COMPASS BANK, an Alabama banking corporation, on behalf of said corporation.

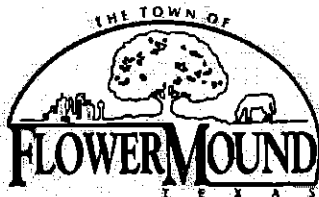


Marguerite Fielding  
Notary Public, State of Texas

**EXHIBIT A**

**CONSENT LETTER OF THE TOWN OF FLOWER MOUND, TEXAS**

[See attached.]



February 22, 2012

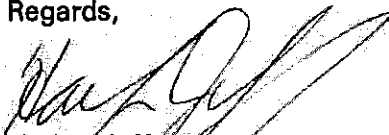
VAN HUNTER DEVELOPMENT, LTD.  
611 Main Street, Suite 400  
Grapevine, TX 76051  
Attention: Corey Van Trease

Re: Amendment to Corrected Second Amended Declaration of Covenants, Conditions  
and Restrictions for Chateau du Lac ("Declarations")  
Declarant: Van Hunter Development, Ltd.

Dear Mr. Van Trease,

Pursuant to Section 20.4 of the Declarations for Chateau du Lac, this letter confirms that the Town of Flower Mound has no objection and hereby consents to the proposed amendment to Section 6.11 of the Declarations. Said section of the Declarations, and the proposed amendment thereto, is not related to and does not alter the provisions required by Sections 90-181 through 90-185 of the Code of Ordinances, Town of Flower Mound, Texas.

Regards,



Harlan Jefferson  
Town Manager

cc: Hilary Tyson, Esq.  
Liechty & McGinnis, LLP  
11910 Greenville Ave., Suite 400  
Dallas, Texas 75243