

Denton County  
Cynthia Mitchell  
County Clerk  
Denton, Tx 76202



70 2008 00134529

Instrument Number: 2008-134529

Recorded On: December 19, 2008

As  
Restrictions

Parties: CHATEAU DU LAC HOA

To

Billable Pages: 6

Number of Pages: 6

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Restrictions	31.00
<b>Total Recording:</b>	<b>31.00</b>

\*\*\*\*\* DO NOT REMOVE. 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.

**File Information:**

Document Number: 2008-134529  
Receipt Number: 544261  
Recorded Date/Time: December 19, 2008 11:04:34A

**Record and Return To:**

JOHN ROACH  
500 N AKARD ST STE 4150  
DALLAS TX 75201-3329

User / Station: K Dean - Cash Station 2



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

**CORRECTION AND CLARIFICATION OF  
ORIGINAL, FIRST AMENDED, SECOND AMENDED,  
AND CORRECTED SECOND AMENDED DECLARATION OF  
RESTRICTIONS, COVENANTS, AND CONDITIONS FOR CHATEAU DU LAC**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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This Correction and Clarification of Original, First Amended, Second Amended, and Corrected Second Amended Declaration of Restrictions, Covenants, and Conditions of Chateau du Lac is made this 24<sup>th</sup> day of November, 2008, by Chateau du Lac Homeowners Association, Inc. (the "Association"); Van Hunter Development, Ltd; and Dickie D. Hunter and Patti R. Hunter (collectively "Hunters").

WHEREAS, on April 2, 2001, Chateau Group I, Ltd. Chateau Group II, Ltd. and Triple "T" Farms, Ltd. filed of record in Volume 4807, pages 03176 through 03235 of the Official Records of Denton County, Texas, that one certain Declaration of Restrictions, Covenants, and Conditions of Chateau du Lac (hereinafter the "Original Declaration"); and

WHEREAS, on April 12, 2004, Chateau Group I, Ltd. and Chateau Group II, Ltd. filed of record as Instrument No. 2004-44953 in the Official Records of Denton County, Texas, that one certain First Amended and Restated Declaration of Restrictions, Covenants, and Conditions of Chateau du Lac dated April 6, 2004 (hereinafter the "First Amended Declaration"); and

WHEREAS, on December 15, 2006, Van Hunter Development Ltd. filed of record as Instrument No. 2006-152750 in the Official Records of Denton County, Texas, that one certain Second Amended Declaration of Restrictions, Covenants, and Conditions of Chateau du Lac (hereinafter the "Second Amended Declaration"); and

WHEREAS, the Second Amended Declaration was refiled on February 20, 2007, to correct Exhibit "D" attached thereto and was recorded as Instrument No. 2007-19817 in the Official Records of Denton County, Texas; and

WHEREAS, on April 10, 2007, Van Hunter Development Ltd. filed of record as Instrument No. 2007-42239 in the Official Records of Denton County, Texas, that one certain Corrected Second Amended Declaration of Restrictions, Covenants, and Conditions of Chateau du Lac dated April 4, 2007 (hereinafter the "Corrected Second Amended Declaration"); and

WHEREAS, the Original Declaration, the First Amended Declaration, the Second Amended Declaration, and the Corrected Second Amended Declaration could be interpreted as if they applied to and affected Lot 5, Block B, Chateau du Lac Phase One, an addition to the Town of Flower Mound, Denton County, Texas, according to the Map thereof recorded in Cabinet T, Slide 302 of the Plat Records of Denton County, Texas (hereinafter "Lot 5, Block B"); and

WHEREAS, Hunters are the present owners of Lot 5, Block B; and



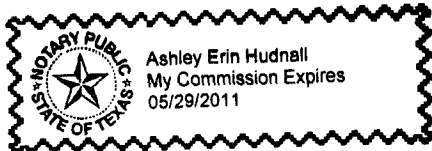
ACKNOWLEDGMENTS

STATE OF TEXAS

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COUNTY OF DENTON

This instrument was acknowledged before me on December 4th, 2008 by Corey Van Trease, president of Van Hunter Development, Ltd., a Texas limited partnership.



Texas  
Notary Public in and for the State of Texas  
Ashley E Hudnall  
Printed Name of Notary

My Commission Expires:

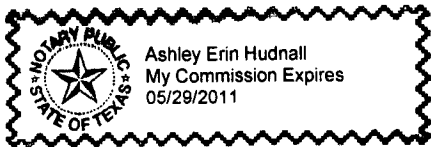
5/29/11

STATE OF TEXAS

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COUNTY OF DENTON

This instrument was acknowledged before me on December 11th, 2008 by Corey Van Trease of Chateau du Lac Homeowners Association, Inc., a President corporation, on behalf of said corporation.



Texas  
Notary Public in and for the State of Texas  
Ashley E Hudnall  
Printed Name of Notary

My Commission Expires:

5/29/11

WHEREAS, the parties to this Correction and Clarification of the Original, First Amended, Second Amended, and Corrected Second Amended Declaration of Restrictions, Covenants, and Conditions of Chateau du Lac desire to correct and clarify the status of Lot 5, Block B.

NOW THEREFORE, each of the parties hereto hereby covenants, stipulates and agrees for themselves and for their respective successors, heirs, and assigns, as follows:

1. That Lot 5, Block B (a) has never been owned by Chateau Development Corporation, Chateau Group I Ltd., Chateau Group II, Ltd., Triple "T" Farms Ltd., Van Hunter Development Ltd., or Chateau du Lac Homeowners Association, Inc.; (b) has never been and is not now subject to (i) the Original Declaration, (ii) the First Amended Declaration, (iii) the Second Amended Declaration, or (iv) the Corrected Second Amended Declaration; and (c) has never been and is not now subject to any of the covenants, restrictions, fees, dues, or assessments imposed by or relating to any homeowners' and/or property owners' association, including without limitation, (i) the Original Declaration, (ii) the First Amended Declaration, (iii) the Second Amended Declaration, (iv) the Corrected Second Amended Declaration, (v) the Association, (vi) the Board of Directors of the Association, (vii) the Community established by the Association, (viii) the Association's Architectural Control Committee, or (ix) the Association's Architectural Control Guidelines.
2. Except as expressly set out in that one certain Compromise & Settlement Agreement of even date herewith between the Association and Hunters, Lot 5, Block B will never be subject to any covenants, restrictions, fees, dues, or assessments imposed by Chateau du Lac Homeowners Association, its Board of Directors, its Architectural Control Committee, or any substitutes or successors thereto, absent the owner of Lot 5, Block B expressly taking affirmative action to subject Lot 5, Block B to any such Restrictions, Rules, and Regulations through an instrument in writing in recordable form that is actually recorded in the Official Records of Denton County, Texas.

IN WITNESS WHEREOF, each of the parties hereto has signed this instrument effective as of the \_\_\_\_\_ day of November, 2008.

VAN HUNTER DEVELOPMENT, LTD.


CHATEAU DU LAC HOMEOWNERS ASSOCIATION, INC.

BY: \_\_\_\_\_

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ITS: \_\_\_\_\_

  
\_\_\_\_\_  
DICKIE D. HUNTER  
\_\_\_\_\_  
PATTI R. HUNTER


STATE OF TEXAS

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COUNTY OF DENTON

This instrument was acknowledged before me on November 24<sup>th</sup>, 2008 Dickie D. Hunter.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Michael Stow  
\_\_\_\_\_  
Printed Name of Notary

My Commission Expires:

12-4-10

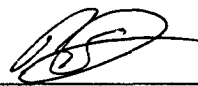
STATE OF TEXAS

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COUNTY OF DENTON

This instrument was acknowledged before me on November 24<sup>th</sup>, 2008 Patti R. Hunter.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Michael Stow  
\_\_\_\_\_  
Printed Name of Notary

My Commission Expires:

12-4-10