

After Recording, Please Return To:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue, Suite 2700
Dallas, TX 75201

FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
FRISCO HUNTERS CREEK HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF COLLIN §

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Hunters Creek is effective as of the 16th day of November, 2009, by the Frisco Hunters Creek Homeowners Association, Inc. (the "*Association*"):

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Hunters Creek was executed by Hunters Creek Development, L.L.C., a Texas limited liability company, as Declarant, filed on March 21, 2001, in Volume 4880, Page 750, *et seq.* of the Land Records of Collin County, Texas (the "*Original Declaration*"); and

WHEREAS, the Original Declaration was supplemented by that certain First Supplemental Declaration (Hunters Creek), filed on March 6, 2002, in Volume 5120, Page 1700, *et seq.* of the Land Records of Collin County, Texas (the "*First Supplement*"); and

WHEREAS, the Original Declaration was supplemented by that certain Second Supplemental Declaration (Hunters Creek), filed on June 6, 2002, in Volume 5184, Page 1750, *et seq.* of the Land Records of Collin County, Texas (the "*Second Supplement*"); and

WHEREAS, the Original Declaration was supplemented by that certain Third Supplemental Declaration (Hunters Creek), filed on June 24, 2002, in Volume 5196, Page 0962, *et seq.* of the Land Records of Collin County, Texas (the "*Third Supplement*"); and

WHEREAS, the Original Declaration was supplemented by that certain Fourth Supplemental Declaration (Hunters Creek), filed on April 25, 2003, in Volume 5404, Page 0005, *et seq.* of the Land Records of Collin County, Texas (the "*Fourth Supplement*"); and

WHEREAS, the Original Declaration was supplemented by that certain Fifth Supplemental Declaration (Hunters Creek), filed on May 1, 2003, in Volume 5408, Page 0944, *et seq.* of the Land

Records of Collin County, Texas, and the same instrument filed again on June 12, 2003, in Volume 5437, Page 4745, *et seq.* of the Land Records of Collin County, Texas (collectively, the "*Fifth Supplement*"); and

WHEREAS, the Original Declaration, the First Supplement, the Second Supplement, the Third Supplement, the Fourth Supplement, and the Fifth Supplement are herein collectively referred to as the "*Declaration*."

WHEREAS, the Declaration affects certain tracts or parcels of real property in the City of Frisco, Collin County, Texas, more particularly described on Exhibit "A" attached hereto (the "*Addition*"); and

WHEREAS, Article XVII, Section 7.5 of the Declaration provides that the Declaration may be amended by the Members at any regular or special meeting; and

WHEREAS, the Annual Meeting for Frisco Hunters Creek Homeowners Association, Inc. was held on November 16, 2009 and quorum was established and verified; and

WHEREAS, the votes of the holders of sixty-six and two-thirds percent (66 2/3%) or more of the Members represented at the meeting, present in person or represented by proxy, approved the following amendment;

NOW THEREFORE, the Declaration is hereby amended as follows:

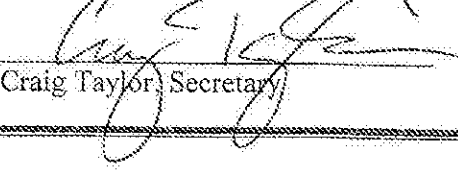
(a) Article IV, Section 4.3(c) of the Declaration is hereby deleted in its entirety and shall hereinafter read as follows:

(c) In addition to the regular annual assessment, each and every time a Lot in the Development is sold, an additional assessment and the prorata share of the annual assessments due on each Lot shall be paid to the Association by the purchaser of the Lot at the closing of each sale of said Lot. The additional assessment shall be in the amount of \$350 for each Lot purchase except if the purchaser is already an existing Lot Owner in the Addition, in which case the additional assessment shall be \$200.

SIGNED TO BE EFFECTIVE as of the 16th day of November, 2009.

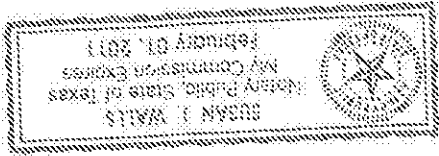
**FRISCO HUNTERS CREEK HOMEOWNERS
ASSOCIATION, INC.**

By: 
Martin Woodward, President

By: 
Craig Taylor, Secretary

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

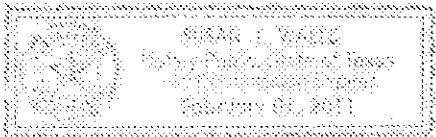
SW 2010 This instrument was acknowledged before me on the 26th day of January, 2009, by Martin Woodward, President of the Frisco Hunters Creek Homeowners Association, Inc., on behalf of said Texas non-profit corporation.



Susan J. Walls
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

SW 2010 This instrument was acknowledged before me on the 26th day of January, 2009, by Craig Taylor, Secretary of the Frisco Hunters Creek Homeowners Association, Inc., on behalf of said Texas non-profit corporation.



Susan J. Walls
Notary Public, State of Texas

EXHIBIT A

Those tracts and parcels of real property located in the City of Frisco, Collin County, Texas and more particularly described as follows:

- a) All lots and tracts of land situated in **Hunters Creek Phase 4, an Addition to the City of Frisco, Collin County, Texas, according to the Plat recorded in Volume M, Page 544, Map Records, Collin County, Texas; and**
- b) All lots and tracts of land situated in **Hunters Creek Phase I, an Addition to the City of Frisco, Collin County, Texas, according to the Plat recorded in Cabinet M, Slide 549, Plat Records, Collin County, Texas; and**
- c) All lots and tracts of land situated in **Hunters Creek Phase 2, an Addition to the City of Frisco, Collin County, Texas, according to the Plat recorded in Volume M, Page 552, of the Map Records, Collin County, Texas; and**
- d) All lots and tracts of land situated in **Hunters Creek Phase 8, an Addition to the City of Frisco, Collin County, Texas, according to the Map or Plat recorded in Volume O, Page 460, Map/Plat Records, Collin County, Texas; and**
- e) All lots and tracts of land situated in **Hunters Creek Phase 9, an Addition to the City of Frisco, Collin County, Texas, according to the Plat thereof recorded in Volume O, Page 457, Map Records, Collin County, Texas; and**
- f) All lots and tracts of land situated in **Hunters Creek Phase 7, an Addition to the City of Frisco, Collin County, Texas, according to the Plat recorded in Volume N, Page 869, Plat Records, Collin County, Texas; and**
- g) All lots and tracts of land situated in **Hunters Creek Phase 5, an Addition to the City of Frisco, Collin County, Texas, according to the Map/Plat recorded in Volume N, Page 640, Plat Records, Collin County, Texas; and**
- h) All lots and tracts of land situated in **Hunters Creek Phase 3, an Addition to the City of Frisco, Collin County, Texas, according to the Plat recorded in Cabinet M, Slide 546, Plat Records, Collin County, Texas, and Corrected by Correction of Plat recorded in Volume 5138, Page 4512, Land Records, Collin County, Texas; and**

- i) All lots and tracts of land situated in Hunters Creek Phase 6, an Addition to the City of Frisco, Collin County, Texas, according to the Plat recorded in Cabinet N, Slide 831, Plat Records, Collin County, Texas.



**Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/28/2010 01:17:33 PM
\$32.00 BPETERSON
20100128000091220**

Stacey Kemp