

**SECOND CORRECTION FIRST AMENDMENT TO COMANCHE COVE
SUBDIVISION RESTRICTIONS FOR BLOCK 1, SECTION C**

WHEREAS, at least two-thirds (2/3) of the votes cast at a meeting of the members of Comanche Cove Owners Association duly convened, did vote to amend those certain restrictions recorded in Volume 301, Page 754 Real Records of Hood County, Texas, pursuant to the amendment provisions of said restrictions.

NOW, THEREFORE, the Comanche Cove Owners Association Inc., does hereby adopt and establish the following amended covenants, conditions, and restrictions which shall be applicable to the Block 1, Section C property within the Comanche Cove Subdivision.

Paragraph 4 is hereby amended to read as follows:

4. Subject to the provisions of paragraph 9, no manufactured homes, mobile homes, trailers, camping trailers, motor homes, tents, or other camping shelter shall ever be placed, parked, or permitted at any time, on the following lots;

Lots 1 through 47

Lots 50 through 62

Lots 79 through 123, 151-152, 180-181, 301-372

Lots 404 through 408

Lots 522 through 537, 539, 541-545, 553

All buildings and structures erected on the lots listed above shall be constructed "on site," except for the following lots which are exempt from the aforementioned provisions:

1. Camper lots 124-150, 153-179 and 182-300.
2. Lots 83, 123, 128-130, 140, 163-165, 174-177, 189, 190, 219, 220, 231-234, 246, 288-290, 294, 295-297, 309-313, 325-328, 332, 340, 341, 346, 347, 350-353, 357, 358, 362, 364-368, 538, 540, 546-552, 554-556 which are exempted indefinitely because of pre-existing mobile homes located on these lots.

No building exceeding two stories in height shall be erected on any lot without the written approval of the Architectural Control Committee, and each residence, subject to paragraphs 9 and 10 hereof, shall have a minimum floor area as shown below, exclusive of porches, stoops, open or closed carports, patios or garages:

800 square feet on Lots 1 through 47 Block 1, Section C;

600 square feet on Lots 124 through 150, 153 through 179 and Lots 182 through 300 Block 1, Section C, provided the building site complies with the last sentence of paragraph 2 of these restrictions;

750 square feet on all other lots in Block 1, Section C;

The minimum floor space, size and height of commercial buildings on lots designated commercial and/or residential shall be as directed by the Architectural Control Committee.

Paragraph 9 is hereby amended to read as follows:

9. Subject to the remaining provisions of this paragraph, no outbuilding other than a private boathouse, garage, or storage building of size hereinabove provided shall be erected on any lot, and no boathouse, basement, garage or storage building erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any shack be placed on any lot. Manufactured homes, mobile homes and structures or buildings adjacent or supplemental thereto may be placed and used upon any lot in Block 1 (except on Lots 1 through 47, Lots 50 through 62, Lots 79 through 372, Lots 404 through 408, Lots 522 through 556, in Block 1 on which manufactured homes or mobile homes are prohibited), only if same have been inspected by, and prior written approval of same has been granted by the Architectural Control Committee. Architectural Control Committee requirements are: (a) that the mobile home be of late model; 750 square feet in size minimum; in good repair and of attractive design and appearance; and under skirted (and securely anchored in accordance with the minimum requirements of the State of Texas); (b) that any, manufactured home or mobile home not built by a commercial manufactured home or mobile home manufacturer be of design, appearance and quality comparable to those built by a commercial manufacturer; and (c) that an approved septic tank must be installed prior to occupancy. One camper, motor home, or travel type trailer of not more than 25 feet in length, may be parked on any lot on which a residence has been constructed. Such trailer shall not be occupied or used as a temporary or permanent residence while parked in said lot. Nothing in this paragraph prohibits the construction of a residence on lots referred to herein provide other paragraphs hereof are complied with. Not more than one residence, manufactured home, or mobile home may be constructed and/or placed on any one lot.

This Correction First Amended Agreement is intended to amend the provisions of the existing Subdivision Restrictions for Block 1; Section C dated May 4, 1979 recorded in Volume 301, Page 754, Real Property Records of Hood County, Texas, to correct the wording of that First Amendment to Comanche Cove Subdivision Restrictions for Block 1, Section C dated August 11, 2005 recorded in Volume 2130, Page 0599, Real Property Records of Hood County, Texas, only to the extent especially set forth above. All of the terms, covenants, provisions, and conditions set forth in the aforementioned Subdivision Restrictions are ratified and confirmed except as especially amended by this Correction First Amendment to Comanche Cove Subdivision Restrictions for Block 1, Section C.

IN WITNESS WHEREOF, the Comanche Cove Owners Association has caused this instrument to be executed on the 11th day of May, 2017.

COMANCHE COVE OWNERS ASSOCIATION INC.

By: _____
LINDA THACKER, President

STATE OF TEXAS §

COUNTY OF HOOD §

This instrument was acknowledged before on May 11, 2017 by LINDA THACKER, President of Comanche Cove Owners Association Inc., a non profit corporation, on behalf of said organization.

NOTARY PUBLIC, STATE OF TEXAS

COMANCHE COVE OWNERS ASSOCIATION INC.

MEMBERS OF THE BOARD:

LINDA THACKER

ANN GRASTY

JOE ESCALON

TERESA ESPINOZA

DANNY WILSON

JEFF ST. GEORGE

STATE OF TEXAS §

COUNTY OF HOOD §

This instrument was acknowledged before on May 11, 2017 by DANNY WILSON, a member of the Board of Directors of Comanche Cove Owners Association Inc., a non profit corporation, on behalf of said organization.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HOOD §

This instrument was acknowledged before on May 11, 2017 by ANN GRASTY, a member of the Board of Directors of Comanche Cove Owners Association Inc., a non profit corporation, on behalf of said organization.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HOOD §

This instrument was acknowledged before on May 11, 2017 by JOE ESCALON, a member of the Board of Directors of Comanche Cove Owners Association Inc., a non profit corporation, on behalf of said organization.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HOOD §

This instrument was acknowledged before on May 11, 2017 by TERESA ESPINOZA, a member of the Board of Directors of Comanche Cove Owners Association Inc., a non profit corporation, on behalf of said organization.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HOOD §

This instrument was acknowledged before on May 11, 2017 by LINDA THACKER, a member of the Board of Directors of Comanche Cove Owners Association Inc., a non profit corporation, on behalf of said organization.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HOOD §

This instrument was acknowledged before on May 11, 2017 by JEFF ST GEORGE, a member of the Board of Directors of Comanche Cove Owners Association Inc., a non profit corporation, on behalf of said organization.

NOTARY PUBLIC, STATE OF TEXAS

Return to:
Comanche Cove Owners Association
3103 Park Drive
Granbury, Texas 76048