



FIRST AMENDMENT TO
SILVERPOINTE COVENANTS
UNIT 1

A Rural Housing Development by SV Developers, LLC

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF POTTER

THIS FIRST AMENDMENT TO SILVERPOINTE COVENANTS UNIT 1 A Rural Housing Development by SV Developers, LLC (hereinafter referred to as the "Amendment") is made and entered into as of the date set forth below, by SV DEVELOPERS, LLC (hereinafter referred to as the "Developer/Owner"), as an amendment to those certain SILVERPOINTE COVENANTS UNIT 1 A Rural Housing Development by SV Developers, LLC effectively dated March 19, 2019 and recorded as Instrument No. 2019OPR0003611 in the Official Public Records of Potter County, Texas (hereinafter referred to as the "Restrictive Covenants").

WHEREAS, the Restrictive Covenants cover the 82 lots of SilverPointe, Unit 1, being more particularly described in that certain Plat recorded as Instrument No. 2019OPR0002426 in the Official Public Records of Potter County, Texas, (hereinafter referred to as the "Restricted Property"); and

WHEREAS, the Restrictive Covenants under General Provisions Paragraph d. Amendment, state that "The covenants and restrictions of this declaration may be amended during the first Twenty-year period by an instrument signed solely by the Developer/Owner..."; and whereas, the first Twenty-year period has not yet elapsed.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer/Owner desires to amend the Restrictive Covenants as follows:

1. Article 5n of the Restrictive Covenants shall be amended to read as follows: " Proposed fence locations and materials shall be submitted to the Review Committee for approval prior to installation. Chain link fences are not permissible. Maximum height of fence in the back shall be 8 feet. Front yards cannot be fenced. If there is a divider fence between property lines in the front of the home, only a picket fence of open cedar or wrought iron material with a maximum height of 3 feet is allowed. The fence shall not obstruct drainage ditches. No fencing shall be installed in front of the back wall of the home. Chain link dog kennels/runs are allowed but must be approved by the Review Committee."
2. Article 5 of the Restrictive Covenants shall be amended to add Article 5z, which will read as follows: "Trash Service: **Dumpsters are not allowed on the street or alongside driveways.** Trash service should be by portable containers placed on the street on the day of service and removed the same day."
3. Article 5 of the Restrictive Covenants shall be amended to add Article 5aa, which will read as follows: "Developer Maintenance: Developer will maintain the land around the

FILED and RECORDED

Instrument Number: 2020OPR0008248

Filing and Recording Date: 07/09/2020 03:14:52 PM Pages: 3 Recording Fee: \$20.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.



A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

DO NOT DESTROY - This document is part of the Official Public Record.

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