

NOTICE OF CONFIDENTIALITY RIGHTS: "IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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."

**FIRST AMENDMENT
to
RESTRICTIONS
for
RIDGEVIEW ESTATES**

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BRAZOS §

WHEREAS, the OWNERS ("OWNERS") executing this amendment, representing at least fifty-one percent (51%) of the OWNERS of Lots in **RIDGEVIEW ESTATES** ("SUBDIVISION"), a Brazos County Subdivision according to the maps or plats thereof as follows:

- 1. **RIDGEVIEW ESTATES**, recorded in Volume **19058**, Page **215**, Deed Records of Brazos County, Texas.

WHEREAS, Developer, **ANTE DEVELOPMENT, LLC**, by that certain instrument entitled "**THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RIDGEVIEW ESTATES**", recorded in Volume **19067**, Page **65** of the Deed Records of Brazos County, Texas, imposed upon the subdivision all those certain covenants, conditions, restrictions, and easements therein set forth; and

WHEREAS, the OWNERS have determined that it is in the best interest of **RIDGEVIEW ESTATES** to amend the RESTRICTIONS pursuant to the requirements of the RESTRICTIONS which provide that the RESTRICTIONS may be amended by the written consent of OWNERS of fifty-one percent (51%) of the lots in **RIDGEVIEW ESTATES**, as set forth in Section XII and said instrument must be filed of record in the Official Records of Brazos County, Texas; and

WHEREAS, the OWNERS own the lots as described in the signature blocks herein and representing more than fifty-one percent (51%) of the lots in **RIDGEVIEW ESTATES**.

NOW, THEREFORE, the undersigned being the OWNERS of the above-described Lots hereby amend the RESTRICTIONS as follows:

SECTION III (3M) BUILDING AND CONSTRUCTION RESTRICTIONS, SHALL BE AMENDED TO READ AS FOLLOWS:

No building or structure, except fences, shall be located on a PARCEL any farther forward than the front elevation of the home, or nearer to either side of the property line than twenty feet (20'), or nearer to the back property line than twenty-five feet (25'), unless approved by the COMMITTEE for an irregular shaped lot.

SECTION III (4I) GENERAL RESTRICTIONS, SHALL BE AMENDED TO READ AS FOLLOWS:

All fencing is to be approved by the COMMITTEE. Allowable fence types are split-rail corral fence, black wrought iron fence, black three-rail pipe fence, and cedar plank privacy fence with metal posts. **Privacy fencing shall be permitted for backyards and pools only.** Pools and pool equipment must be enclosed by a fence, being either a six foot (6') or eight foot (8') privacy fence with metal posts or black wrought iron fence, and gate latches must be installed above four feet (4'). Backyard fencing shall not exceed eight feet (8') in height and shall not extend forward on the PARCEL farther than the front elevation of the main dwelling. Fencing forward of the front elevation of the main dwelling may not exceed four feet (4') in height and may consist of split rail corral fence or black three-rail pipe fence only. Hog wire or metal mesh with openings no smaller than 3" x 3" are permitted ONLY on portions of a fence behind the front elevation of the main dwelling.

IN WITNESS WHEREOF, the undersigned, being the OWNERS and OWNERS of at least fifty-one percent (51%) of the Lots in the SUBDIVISION subject to the terms of the RESTRICTIONS have executed this instrument to be effective upon filing of record in the Official Records of Brazos County, Texas.

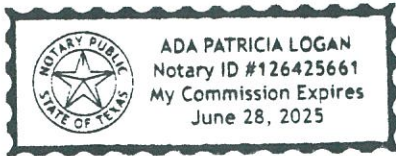
DATED: 8-1, 2024

<p>LOT <u>blk 2</u>, lots 5-6 RIDGEVIEW ESTATES</p> <p>By: <u></u> Printed Name: <u>Brian McDonald</u></p>	<p>LOT <u>blk 2</u>, lot 9 RIDGEVIEW ESTATES</p> <p>By: <u></u> Printed Name: <u>Brian McDonald</u></p>
<p>LOT <u>blk 2</u>, lot 2 RIDGEVIEW ESTATES</p> <p>By: <u></u> Printed Name: <u>Brian McDonald</u></p>	<p>LOT <u>blk 2</u>, lot 3 RIDGEVIEW ESTATES</p> <p>By: <u></u> Printed Name: <u>Brian McDonald</u></p>
<p>LOT <u>blk 1</u>, lot 9 RIDGEVIEW ESTATES</p> <p>By: <u></u> Printed Name: <u>Brian McDonald</u></p>	<p>LOT <u>blk 1</u>, lot 4 and 5 RIDGEVIEW ESTATES</p> <p>By: <u></u> Printed Name: <u>Brian McDonald</u></p>
<p>LOT <u>blk 1</u>, lot 6-7 RIDGEVIEW ESTATES</p> <p>By: <u></u> Printed Name: <u>Brian McDonald</u></p>	<p>LOT <u>blk 1</u>, lot 8 RIDGEVIEW ESTATES</p> <p>By: <u></u> Printed Name: <u>Brian McDonald</u></p>
<p>LOT <u>blk 1</u>, lot 2-3 RIDGEVIEW ESTATES</p> <p>By: <u></u> Printed Name: <u>Brian McDonald</u></p>	<p>LOT <u>blk 1</u>, lot 11 RIDGEVIEW ESTATES</p> <p>By: <u></u> Printed Name: <u>Brian McDonald</u></p>

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me, the undersigned authority, on 8/1/2024, 2024, by Brian McDonald.



Ada Patricia Logan
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me, the undersigned authority, on _____, 2024, by _____.

NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me, the undersigned authority, on _____, 2024, by _____.

NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me, the undersigned authority, on _____, 2024, by _____.



VG-267-2024-1535800

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1535800
Volume : 19367
Real Property Recordings

Recorded On: August 06, 2024 01:40 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

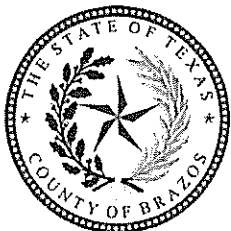
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1535800
Receipt Number: 20240806000065
Recorded Date/Time: August 06, 2024 01:40 PM
User: Josephina S
Station: CCLERK08

Record and Return To:

BARBARA ARMSTRONG
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802



STATE OF TEXAS
COUNTY OF BRAZOS

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 Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX