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**AMENDMENT TO THE DEED RESTRICTIONS OF BRIDLEWOOD ESTATES**

THE STATE OF TEXAS

§

COUNTY OF TARRANT

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This Amendment to the Declaration of Restrictions, Covenants, and Conditions of Bridlewood Estates (the "Declaration") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by the Homeowners of Bridlewood Estates, Inc. (the "Association").

**WITNESSETH**

WHEREAS, the Declaration was executed on \_\_\_\_\_, and was filed of record in Volume , Page \_\_\_\_\_, \_\_\_\_\_ of the Deed Records of Tarrant County, Texas, as amended; and

WHEREAS, the second paragraph of the General Provisions states that the Declaration can be amended by an instrument signed by Fifty One percent (51%) of the then Owners agrees to change the documents.

WHEREAS, this Amendment as set out hereinafter with specificity were adopted by an instrument signed by fifty one percent (51%) of the then Owners,

NOW, THEREFORE, the Declaration is hereby amended as follows, and such amendment shall be effective one (1) year from the date this Declaration is recorded with the Register of Deeds, Tarrant County, Texas:

Paragraph b of the Section on Restrictive Covenants is hereby deleted in its entirety and replaced as follows:

"All dwellings and accessory structures shall be erected and maintained behind the building line shown on the Lot, or as otherwise approved by the Architectural Control Committee. Identical elevations will not be allowed on the same block. All elevations must be approved by the Architectural Control Committee."

The last sentence of Paragraph f of the Section on Restrictive Covenants is hereby deleted in its entirety, and the new paragraph f shall read as follows:

" Roofs shall be Elk Prestique II, weathered wood color or similar. All roofs shall be not less than an 7/12 pitch."

The second sentence of Paragraph h of the section on Restrictive Covenants is hereby deleted and replaced as follows:

“No building having a roof and a permanent foundation shall be erected, altered, placed, or permitted to remain on any Lot other than one (1) detached single-family residence per Lot, which residence may not exceed two (2) stories in height.”

The third sentence of Paragraph h of the section on Restrictive Covenants is hereby deleted and replaced as follows:

“Each single family residential dwelling erected on any Lot shall provide a garage space for a minimum of two (2) conventional automobiles.”

The sixth sentence of Paragraph h of the section on Restrictive Covenants is hereby deleted and replaced as follows:

“Garages on corner lots may optionally open directly towards and have driveways entrances from the side street, except that no garage or carport shall face and open at less than a 90-degree angle to the side street unless the garage or carport is at least twenty-five (25) feet from the side street property line, except as otherwise approved by the Architectural Control Committee.”

Paragraph m of the section on Restrictive Covenants is hereby deleted and replaced as follows:

“No sign shall be erected or maintained on any Lot except a “for sale” sign, or a political campaign sign during the continuance of the campaign, which sign shall not exceed fifteen (15) square feet in size, or a sign owned by the Homeowners of Bridlewood Estates, Inc.”

Paragraph n of the section on Restrictive Covenants is hereby deleted and replaced as follows:

“No radio, television, ham radio or other aerial antennas shall be allowed unless inside the attic of any building and no such aerial shall be maintained on any Lot not containing a dwelling, except as may be approved by the Architectural Control Committee. Underground utilities are required in BRIDLEWOOD ESTATES. Air conditioning compressors shall not be visible from the front street view of any dwelling, which front street view for the purposes of these Restrictions is the view of a person of ordinary height standing anywhere on the sidewalk in front of the subject dwelling, at any point between the side property lines of the Lot. Except as is strictly necessary to acquire a signal, satellite dishes must not be mounted on the front nor on the side of a dwelling or other structure, nor on roof areas in view of the street. Wherever mounted, satellite dishes must be screened from street view.”

Paragraph p of the section on Restrictive Covenants is hereby deleted and replaced as follows:

"A Lot or any portion of any Lot that is exposed to the public view, or to the view from the immediately adjacent Lots, must be maintained by the property owner in a neat and orderly fashion."

Paragraph q of the section on Restrictive Covenants is hereby deleted and replaced as follows:

"No Lot affected hereby shall be used for the dumping or storage of rubbish, trash, debris, surplus soil or rocks, or the like."

Paragraph s of the section on Restrictive Covenants is hereby deleted and replaced as follows:

"No outbuilding, shop, trailer, factory-built home, or residence of temporary character shall be permitted, except as provided in this section. For the purposes of these Restrictions, an outbuilding is any roofed or covered structure, whether or not on a permanent foundation, that is not integral to the dwelling and is not part of the approved original construction plans for the dwelling. One and only one such structure is permitted on each Lot, provided that the high point of such structure is not more than seventy-two (72) inches above the lowest point of the natural contour of the land directly under the structure, and provided further that it is not visible to the front street view. A tent or other shelter that is erected for a shortest time for a strictly temporary use is not an outbuilding within the meaning of this Restriction."

Paragraph t of the section on Restrictive Covenants is hereby deleted and replaced as follows:

"Any boat, trailer, recreational vehicle, camper, boat trailer, or similar wheeled vehicle must be stored or parked out of street and public view, except for temporary parking or storage not to exceed twenty-four (24) hours. No vehicle of any type may be parked overnight on the streets in BRIDLEWOOD ESTATES for more than three (3) nights in any sixty-day (60) period."

Paragraph u of the section on Restrictive Covenants is hereby deleted in its entirety.

Paragraph x of the section on Restrictive Covenants is hereby deleted in its entirety, and replaced as follows:

"Each Lot on which a dwelling unit is constructed shall have landscaping, including, but not limited to, shrubs, flowers, trees, ground cover and grass, and including the planting of shrubs, bushes, or other ornamental plants next to the

foundation of a structure and along the entire length of any wall directly facing a street, of a sufficient quality, quantity and design to be compatible with landscaping on adjoining lots and the neighborhood setting intended for BRIDLE WOOD ESTATES. Lot owners shall use reasonable efforts to preserve, keep and maintain the landscaping in a healthy and attractive condition. Sprinklers or suitable irrigation and required landscaping are required within One Hundred Twenty (120) days after structure is occupied."

The second sentence of Paragraph y of the section on Restrictive Covenants is hereby deleted and replaced as follows:

"If after ten (10) days prior written notice and Owner shall fail to (1) control weeds, grass, and/or other unsightly growth; (2) remove trash, rubble, building and construction debris; or (3) exercise reasonable care or conduct to prevent or remedy an unclean, untidy, or unsightly condition, then the Association shall have the easement, authority, and right to go onto said Lot for the purpose of mowing and cleaning said Lot, and shall have the authority and right to assess and collect from the Lot owner a reasonable fee for mowing and cleaning said Lot on each respective occasion of such mowing or cleaning."

The first sentence of the second paragraph of the section entitled General Provisions is hereby deleted and replaced as follows:

"The restrictions, covenants, and conditions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association or the Owner of any land subject to the Declaration, their respective legal representatives, heirs, successors, and assigns for a term of twenty-five (25) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then Owners of fifty-one percent (51%) of the Lots or Living Units has been recorded, agreeing to change said restrictions, covenants, and conditions in whole or in part."

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed by its duly authorized officers this 12<sup>th</sup> day of February, 2005.

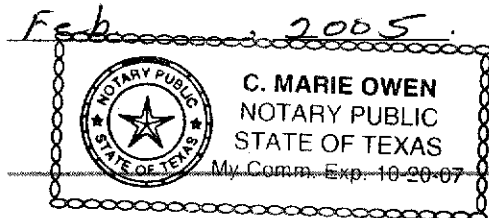
HOMEOWNERS OF BRIDLEWOOD ESTATES, INC.

Ernie Z. Frausto  
its President

THE STATE OF TEXAS  
County of Tarrant

Before Me, C. Marie Owen in and for Tarrant  
County, \_\_\_\_\_ on this \_\_\_\_\_ day personally appeared  
Ernie Z. Frausto known to me to be the person whose name  
subscribed to the foregoing instrument, and acknowledged to me that he/she executed the  
same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 12 day of



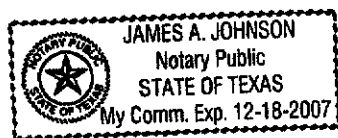
C. Marie Owen  
Notary Public's Signature

Kenneth Hays, Vice President  
Kenneth Hays

THE STATE OF TEXAS  
County of TARRANT

Before Me, JAMES JOHNSON in and for DALLAS  
County, \_\_\_\_\_ on this \_\_\_\_\_ day personally appeared  
Kenneth Hays known to me to be the person whose name  
subscribed to the foregoing instrument, and acknowledged to me that he/she executed the  
same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 12<sup>th</sup> day of  
Feb, 2005.



James A. Johnson  
Notary Public's Signature

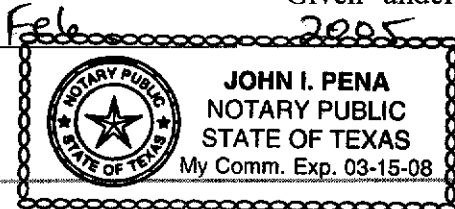
Keith McCarn

Keith McCarn, Secretary

THE STATE OF Texas  
County of Tarrant

Before Me, John I. Peña in and for Tarrant  
County, \_\_\_\_\_ on this \_\_\_\_\_ day personally appeared  
Keith McCarn known to me to be the person whose name  
subscribed to the foregoing instrument, and acknowledged to me that he/she executed the  
same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 16 day of



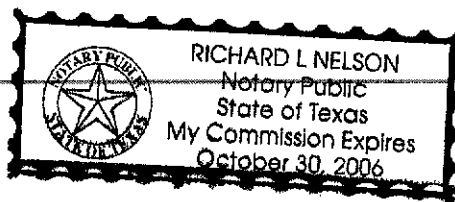
[Signature]  
Notary Public's Signature

Jack Turecek  
JACK TURECEK, Treasurer

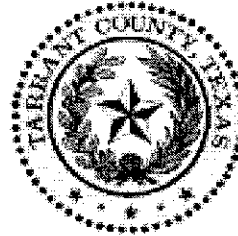
THE STATE OF TEXAS  
County of TARRANT

Before Me, JACK TURECEK in and for TARRANT  
County, 21st on this February day personally appeared  
Jack Turecek known to me to be the person whose name  
subscribed to the foregoing instrument, and acknowledged to me that he/she executed the  
same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 21 day of  
February, 2005.



[Signature]  
Notary Public's Signature



HOMEOWNERS BRIDLEWOOD ESTATES INC  
P O BOX 1142

COLLEYVILLE TX 76034

Submitter: HOMEOWNERS OF BRIDLEWOOD ESTATES INC

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SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 02/23/2005 11:09 AM  
Instrument #: D205050484  
OPR 7 PGS \$24.00

By: 



**D205050484**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.