

DE
19.7d
71B

AFTER RECORDING, RETURN TO:
Michalk, Beatty & Alcozer, L.P.
3106 South W. S. Young Drive
Building D, Suite 401
Killeen, Texas 76542

**FIRST AMENDMENT AND MODIFICATION TO THE
RESTRICTIVE COVENANTS
OF THE RIDGE, PHASE THREE
A SUBDIVISION IN HARKER HEIGHTS, BELL COUNTY, TEXAS**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BELL §

STILLHOUSE RIDGE, INC., (“Declarant”) is the developer of **THE RIDGE, PHASE THREE** (the “Subdivision”), a subdivision in the **City of Harker Heights**, Bell County, Texas, according to the map or plat of record in Cabinet D, Slide 201-D, 202-A and 202-B of the Plat Records of Bell County, Texas (the “Plat”), **BRUCE WHITIS, SABA S. HALABY, GLENN W. MICHALK,** and **RANDY REDDING** comprise **THE ARCHITECTURAL CONTROL COMMITTEE** (“ARC”) of said Subdivision.

As a part of the platting process, Declarant also created certain covenants, conditions and restrictions that would affect the lots and the land that comprise the Subdivision, and executed and filed “Restrictive Covenants of **THE RIDGE, PHASE THREE**, a subdivision in the City of Harker Heights, Bell County, Texas” (the “Restrictive Covenants”).

The “First Amendment and Modification to the Restrictive Covenants of **THE RIDGE, PHASE THREE**, a subdivision in the City of Harker Heights, Bell County, Texas” (the “Amendment”) amends and supplements the Restrictive Covenants as follows, to-wit:

(1) Paragraph 19 of Article III, Residence, Garage, and Outbuilding Construction, located on page 9 of the Restrictive Covenants is deleted in its entirety, and the following language will be substituted:

**ARTICLE III
Residence, Garage, and Outbuilding Construction**

19. Any residence constructed on a Lot must have not less than a total square footage of air-conditioned floor area, exclusive of open or screened porches, terraces, patios, decks, driveways, basements, and garages of **TWENTY-FOUR HUNDRED (2400) SQUARE FEET, SAVE AND EXCEPT** the following lots must have not less than a total square footage of air-conditioned floor area, exclusive of open or screened porches, terraces, patios, decks, driveways, basements, and garages as follows:

OR 03/02/2010



(a) **NOT LESS THAN TWO THOUSAND (2000) SQUARE FEET SHALL BE REQUIRED FOR LOTS 22 THROUGH 32, BLOCK 9; LOTS 36 THROUGH 41, BLOCK 9; AND LOTS 1 THROUGH 15, BLOCK 11.**

(b) **NOT LESS THAN EIGHTEEN HUNDRED (1800) SQUARE FEET SHALL BE REQUIRED FOR LOTS 3 THROUGH 21, BLOCK 9; LOT 34, BLOCK 7; LOTS 42 THROUGH 46, BLOCK 9; LOTS 1 THROUGH 61, BLOCK 10; LOTS 63 AND 64, BLOCK 10; LOTS 66 THROUGH 73, BLOCK 10; LOTS 75 AND 76, BLOCK 10; AND LOTS 78 THROUGH 91, BLOCK 10.**

THE BUILDING HEIGHT AND LOCATION OF A RESIDENCE ON A LOT SHALL REQUIRE THE PRIOR WRITTEN APPROVAL OF THE ARC. THE BUILDING HEIGHT IS MEASURED FROM THE TOP OF THE CURB AT THE CENTER OF THE LOT TO THE HIGH POINT OF THE ROOF OF THE RESIDENCE.

(2) All other covenants, conditions, and restrictions set forth in the Restrictive Covenants will remain in full force and effect.

II. Summary

This Amendment is executed and accepted by Declarant and The ARC pursuant to the right and authority granted and bestowed Declarant in **Article II, Section 23**, located on page 6 of the Restrictive Covenants and granted and bestowed The Arc in **Article IX** located on page 12 of the Restrictive Covenants,

(a) To **AMEND AND MODIFY** the covenants, conditions, and restrictions of the Restrictive Covenants as set out above.

(b) To **CONFIRM** that this Amendment does not affect any of the remaining covenants, conditions, and restrictions set forth in the Restrictive Covenants, and that such remaining covenants, conditions, and restrictions will remain and continue in full force and effect.

(c) This Amendment will be **EFFECTIVE** as of the 26 day of **FEBRUARY, 2010**. However, in the event of any conflict in the terms and provisions of the Restrictive Covenants, and of this Amendment, the Restrictive Covenants, as revised by this Amendment, will control.”

EXECUTED effective the 26 day of FEBRUARY, 2010.

STILLHOUSE RIDGE, INC.,
A Texas Corporation

BY: _____
BRUCE WHITIS, President

THE ARCHITECTURAL CONTROL COMMITTEE

BY: _____
BRUCE WHITIS


BY: _____
SABA S. HALABY

BY: _____
GLENN W. MICHALK

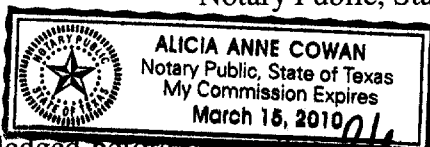
BY: _____
RANDY REDDING

STATE OF TEXAS §
COUNTY OF BELL §

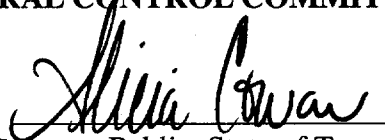
This instrument was acknowledged before me on this 26 day of February, 2010, by BRUCE WHITIS, in his capacity as President of STILLHOUSE RIDGE, INC., a Texas corporation, for and on behalf of said corporation.

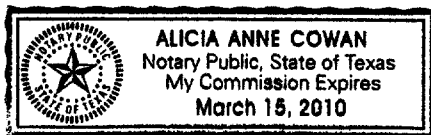

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF BELL §



This instrument was acknowledged before me on this 26 day of February, 2010, by BRUCE WHITIS, SABA S. HALABY, GLENN W. MICHALK, and RANDY REDDING, in their capacity as members of THE ARCHITECTURAL CONTROL COMMITTEE, for and on behalf of said committee.


Notary Public, State of Texas



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2010-00006794

Recorded On: March 02, 2010

As
Recordings

Parties: STILLHOUSE RIDGE INC

Billable Pages: 3

To THE RIDGE PH 3

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	19.00
Total Recording:	19.00

***** DO NOT REMOVE. 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: 2010-00006794

Receipt Number: 72300

Recorded Date/Time: March 02, 2010 10:17:44A

User / Station: A Tammy - Indexing Station 1

Record and Return To:

MICHALK BEATTY & ALCOZER

3106 S WS YOUNG DR

BLDG D STE 401

KILLEEN TX 76542

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property
Records in Bell County, Texas



Shelley Coston
Bell County Clerk

A handwritten signature in cursive script that reads "Shelley Coston".