

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2022-0012243 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: PUTTEET HILL HOA INC

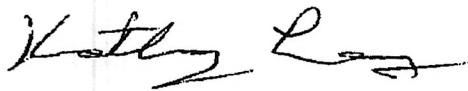
Pages: 3

Recorded On: 07/26/2022 10:54 AM

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Recorded On:	07/26/2022 10:54 AM	Notes:
Document Number:	2022-0012243	
Receipt Number:	R2212571	
Amount:	\$25.00	
Recorded By:	Becky Coslett	

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.
I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office
JOHN HALL



**SECOND AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
PUTTEET HILL HOMEOWNER'S ASSOCIATION, INC.,
A TEXAS NON-PROFIT CORPORATION
FOR
PUTTEET HILL PHASE ONE,
A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION
AN ADDITION TO THE CITY OF CRESSON, HOOD COUNTY, TEXAS**

By Special Meeting of the Board of Directors of the Putteet Hill Homeowner's Association on July 25, 2022, the following amendment was made to the Declaration of Covenants, Conditions, and Restrictions to conform the Declaration of Covenants, Conditions, and Restrictions to changes in the law as permitted by Article 17, Section 17.1 of the Declaration of Covenants, Conditions, and Restrictions and as permitted by Article VII, Section 7.01 of the Bylaws.

Declarant and the Board of Directors of the Putteet Hill Homeowners Association, Inc., a Texas Non-Profit Corporation, representing the Members of the Association do hereby declare, adopt and impose this AMENDMENT to the Declaration, in whole or in part, shall bind the Subdivision and all Lots and Lot Owners therein, shall run with the Subdivision and any title or interest therein, or any part thereof, and shall inure to the benefit of each Owner and future Owner thereof. If any provision in the Declaration Covenants, Conditions, and Restrictions of Putteet Hill Phase One recorded as Document No. 2021-0008236, Official Records of Hood County, Texas, and then amended as Document No. 2022-0008407, Official Records of Hood County, Texas, are inconsistent with any provision contained in this AMENDMENT to the Declaration of Putteet Hill Phase One, the provision contained in this AMENDMENT to the Declaration of Putteet Hill Phase One shall control.

Article 7, Construction Specifications and Use Restrictions, Section 7.6.B of the Declaration of Covenants, Conditions, and Restrictions shall be amended to read as follows:

7.6.B. Building Lines. All residences (aka "dwellings") erected or placed on any Lot shall face the road or street adjacent to the Lot as shown on the recorded plat of the Subject Property and the amended plat recorded as P-806, filed May 3, 2022, Plat Records of Hood County, Texas, (hereafter, known as "recorded Plats") or in the case of corner Lots, as determined in the sole discretion by the Architectural Control Committee. No portion of such dwelling or residence shall be nearer to the front property line of said Lot than fifty feet (50') whether or not the front build line is designated on the recorded Plats of the Subject Property. No structure or improvement of any kind shall be nearer to the side property line of any Lot or the rear property line of any Lot than fifteen feet (15') as designed on the recorded Plats of the Subject Property.

Effective as of the 25TH day of July, 2022.

**PUTTEET HILL HOMEOWNERS ASSOCIATION,
INC., a Texas Non-Profit Corporation**

BY: *John Thomas Mercer*
John Thomas Mercer, President

The undersigned hereby certifies that the person listed above is the duly elected and qualified president of PUTTEET HILL HOMEOWNER'S ASSOCIATION, INC.; that I am the duly elected and qualified Secretary of PUTTEET HILL HOMEOWNER'S ASSOCIATION, INC.; that the signature above is the President's genuine signature; and that the foregoing certificate is true and correct.

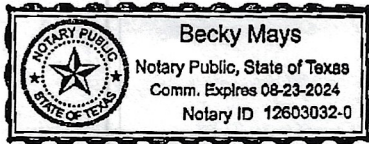
Dana Duree
Dana Duree, Secretary

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF HOOD

This instrument was acknowledged before me on the 25th day of July, 2022, by John Thomas Mercer, President of PUTTEET HILL HOMEOWNER'S ASSOCIATION, INC., a Texas Non-Profit Corporation.



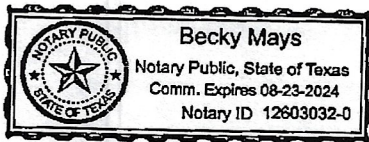
Becky Mays
Notary Public, State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF HOOD

This instrument was acknowledged before me on the 25th day of July, 2022, by Dana Duree, Secretary of PUTTEET HILL HOMEOWNER'S ASSOCIATION, INC., a Texas Non-Profit Corporation.



Becky Mays
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOHN THOMAS MERCER
201 E. PEARL STREET, STE C206,
GRANBURY, TEXAS 76048