

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

Document Number: 2026-0001691 -
Filed and Recorded - Real Records

THIRD AMENDMENT TO DECLARATION OF COVENANTS

Grantor: PUTTEET HILL HOA INC

Pages: 3

Recorded On: 02/10/2026 01:30 PM

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Recorded On:	02/10/2026 01:30 PM	Notes:
Document Number:	2026-0001691	
Receipt Number:	R261875	
Amount:	\$19.00	
Recorded By:	Ingeo	

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



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To:

TOWN SQUARE TITLE COMPANY
2001 BATES DRIVE STE.400
WAXAHACHIE, TX 75167



**THIRD 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 January 29, 2026, 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. This AMENDMENT 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, amended as Document No. 2022-0008407, Official Records of Hood County, Texas and then amended as Document No. 2022-0012243, Official Public 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 14, Maintenance and Repair Obligations, Section 14.1.C. of the Declaration of Covenants, Conditions, and Restrictions shall be amended to read as follows:

“14.1.C. All private drives (as identified by recorded plat or otherwise) and not reserved for the exclusive use of each individual Owner, including, without limitation, all grass, tress, shrubbery or other plantings, sidewalks, fences, walls, street lights, benches, trash receptacles, sprinkler systems, informational and directional street signage installed by Declarant, security gates installed by Declarant or otherwise, and any other landscaping or improvements located along or within such private drives, and any other property Declarant designates as a maintenance obligation of the Association by an amendment to this Declaration. The Association shall be responsible for operating and managing the security gates and shall cause the security gates to remain open between the hours of 6:00 AM and 6:00 PM CST/CDT every day until December 31, 2028. After that date, the Board of Directors of the Association shall determine when any or all security gates are open and closed.

Effective as of the 29 day of January, 2026.



**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 Durce
Dana Durce, Secretary

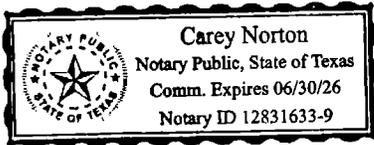
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Hood

This instrument was acknowledged before me on the 9 day of February, 2026, by John Thomas Mercer, President of PUTTEET HILL HOMEOWNER'S ASSOCIATION, INC., a Texas Non-Profit Corporation.

Carey Norton
Notary Public, State of Texas



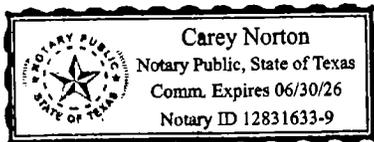
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Hood

This instrument was acknowledged before me on the 29 day of January, 2026, by Dana Durce, Secretary of PUTTEET HILL HOMEOWNER'S ASSOCIATION, INC., a Texas Non-Profit Corporation.

Carey Norton
Notary Public, State of Texas



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