

MEADOWLAND ESTATES IN MEADOWPARK

SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS COVERING MEADOWLAND ESTATES SECTION 2 TO THE CITY OF MIDLAND, TEXAS, BEING A REPLAT OF MEADOWLAND ESTATES, BEING 14.72 ACRES OF LAND IN SECTION 2, BLOCK "X," H. P. HILLIARD SURVEY, MIDLAND COUNTY, TEXAS

THIS SUPPLEMENTAL DECLARATION is made this 21st day of October, 1997 by PETREE-ISBELL, INC., a Texas corporation, (hereinafter called "Meadowland Developer").

RECITATIONS

WHEREAS, the undersigned Meadowland Developer is the owner of all of the real property, ("Meadowland Estates") described as Meadowland Estates Section 2 to the City of Midland, Texas, being a replat of Meadowland Estates, being a 14.72 acres of land in Section 2, Block "X," H. P. Hilliard Survey, Midland County, Texas.

WHEREAS, Meadowland Estates, is subject to that certain Declaration of Covenants, Restrictions and Provisions for the Care and Maintenance of Common Areas and Facilities dated April 12, 1979 (the "Declaration"), as amended, originally executed by CITIZEN SAVINGS AND LOAN ASSOCIATION as Developer, all of the terms of which Declaration are incorporated herein by this reference for all purposes hereof as though it were set forth at length herein; and

WHEREAS, said Declaration has been amended by instrument entitled "Amendment of General Plan of Development--Meadowpark" dated December 30, 1980 and recorded in Volume 666, Page 349 of the Deed Records of Midland County, Texas and additionally amended by instrument entitled "Second Amendment of General Plan of Development and Supplemental Declaration--Meadowpark" dated September 21, 1981, and recorded in Volume 666, Page 631 of the Deed Records of Midland County, Texas, and by instrument entitled "Third Amendment of General Plan of Development and Supplementary Declaration--Meadowpark" dated March 11, 1983, and recorded in Volume 720, Page 509 of the Deed Records of Midland County, Texas and additionally by instrument entitled "Fourth Amendment of General Plan of Development and Supplementary Declaration--Meadowpark" dated November 7, 1985, and of record at Volume 783, Page 488 of the Deed Records of Midland County, Texas, and additionally by Supplemental Declaration dated February 11, 1997, and of record at Volume 1450, Page 41 of the Official Records of Midland County, Texas (the "Supplemental Declaration"), all of which amendments (collectively, the "Amendments") are incorporated herein by this reference and made a part hereof for all purposes; and

WHEREAS, all of the defined terms set forth in the Declaration and Amendments are applicable hereto; and

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THE UNDERSIGNED AUTHORITY HEREBY CERTIFIES THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.
LONE STAR ABSTRACT & TITLE CO., INC.
BY Dita Lea

WHEREAS, the replat of Meadowland Estates changes the numbering scheme of the Supplemental Declaration of record at Volume 1450, Page 41 of the Official Records of Midland County, Texas.

Meadowland Developer now desires to supplement the Supplemental Declaration as it pertains to Meadowland Estates in order to appropriately change the lot and block numbers. Unless their terms are specifically amended hereby, the Declaration and Amendments remain in full force and effect.

SUPPLEMENTARY COVENANTS AND RESTRICTIONS

Paragraph One: Article II of the Supplemental Declaration is restated to read as follows:

- II. For Lots 1, 2, 3, Block 2, and Lots 1 through 50, inclusive, Block 1, in Meadowland Estates, designated as single-family homes:
- (a) Each garage on a Lot must be set back no less than 12.5 feet. Side yard set-back requirements and Lot line regulations, relative to single-family detached developments and rear yard set-back requirements relative to townhouse developments shall be in accordance with the City Code for the City of Midland, Texas which are applicable to townhouse developments.
- (b) The minimum per square foot size for a one-story living unit shall be 2,200 square feet, and for a two-story living unit, the second story shall consist of no less than 800 square feet and the total square footage of any such living unit shall not be less than 3,000 square feet.

Paragraph Two: Article III of the Supplemental Declaration is restated to read as follows:

- III. For Lots 37 through 50, inclusive, Block 1, designated as zero sideline Lots in Meadowland Estates:
- (a) Sections 5 and 6 of Article III of the Declaration shall be applicable to these Lots, with the exception that the last sentence of Section 6(g) is amended to read as follows:

"The Adjoining Lot Owner may construct a fence extending to the neighboring Zero Side Line, but any such fence shall have a gate or easily removable section not less than three (3) feet wide within the six (6) foot strip covered by this easement."

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(b) The minimum per square foot size for a one-story living unit shall be 2,000 square feet, and for a two-story living unit, the second story shall consist of no less than 800 square feet and the total square footage of the living unit shall not be less than 2,800 square feet.

Paragraph Three: Article IV of the Supplemental Declaration is restated to read as follows:

IV. For Lot 1, Block 2, and Lots 1, 16, 17, 26, 27, 36 and 37 of Block 1, fences along Pinemeadow Drive and Meadowpark Drive must match the current fences along Common Area A in Meadowland Estates.

Paragraph Four: Article VI of the Supplemental Declaration is restated to read as follows:

VI. For Lots 46 and 47, Block 1, the fence along the south alley must match the fence along Common Area A in Meadowland Estates.

PETREE-ISBELL, INC., A Texas Corporation

By: Jesse Petree
JESSE PETREE, Vice-President

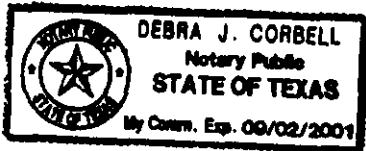
MEADOWLAND DEVELOPER

STATE OF TEXAS

COUNTY OF MIDLAND

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This instrument was acknowledged before me this 21st day of October, 1997, by JESSE PETREE, President of PETREE-ISBELL, INC., a Texas Corporation, on behalf of said corporation.



Debra J. Corbell
Notary Public, State of Texas
Notary's Printed Name: _____
Notary's Commission Expires: _____

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Filed for Record on the 23 day of October A.D. 1997, at 9:34 o'clock A.M.
Duly Recorded this the 23 day of October A.D. 1997, at 2:12 o'clock P.M.

ALICE BROWN, COUNTY CLERK
MIDLAND COUNTY, TEXAS
by Guayle M. Northrup, Deputy

INSTRUMENT NO. 17643

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