

ONE STAR ABSTRACT & TITLE CO., INC. DOES HEREBY CERTIFY
THAT THE FOLLOWING IS A TRUE AND EXACT COPY OF THE
RESTRICTIONS RECORDED IN Vol. 720, Page 509 COVERING
MEADOWPARK ADDITION.

VOL. 720 PAGE 509

BY:

Quita Lea

1801

THIRD AMENDMENT OF GENERAL PLAN OF DEVELOPMENT
AND SUPPLEMENTARY DECLARATION - MEADOWPARK

Recitations

WHEREAS, Home Savings Association (the "Developer") is the owner of the real property described by instrument entitled "Meadowpark Declaration of Covenants and Restrictions and Provisions for the Care and Maintenance of Common Areas and Facilities" (the "Declaration"), dated April 12, 1979, and recorded by Citizens Savings & Loan Association (the "Previous Developer") in Volume 666, Page 55, of the Deed Records of Midland County, Texas, causing certain covenants and restrictions to be executed and imposed upon Meadowpark, First Section, an addition to the City of Midland, Midland County, Texas and adjacent lands subject to the General Plan of Development illustrated in Exhibit B of the Declaration;

Article II, Section 3 (b) of such Declaration provided for amendment to the General Plan of Development for land not subject to the original declaration;

By instrument entitled "Amendment of General Plan Development - Meadowpark," dated December 30, 1980 and recorded in Volume 666, Page 349, of the Deed Records of Midland County, Texas, the Previous Developer caused the General Plan of Development attached to the Declaration to be amended to provide for the relocation of Common Area F as depicted in the amended site plan dated December 5, 1980 and attached to said "Amendment of General Plan of Development - Meadowpark" as Exhibit A and further, to subject said Common Area F to the terms and conditions of the Declaration; and

By instrument entitled "Second Amendment of the General Plan of Development and Supplementary Declaration - Meadowpark," dated September 21, 1981, and recorded in Volume 666, Page 631, of the Deed Records of Midland County, Texas, the Previous Developer caused the General Plan of Development attached to the Declaration to be amended to provide for Section 3, Meadowpark Addition, as depicted in the amended site plan attached as Exhibit "A" to said "Amendment of General Plan of Development - Meadowpark" and further, to subject said Section 3 to certain conditions and easements differing from those set out in the Declaration; and

Developer now desires to further amend such General Plan of Development to provide for the addition thereto of Lots One (1) through fifty-five (55) and common areas as designated K, L, M, N, O, P, and Q, inclusive, Block Three, Section 4 (Area I) Meadowpark Addition, an addition to the City of Midland, Midland County, Texas, and to subject said additional property to certain conditions and easements differing from those set out in the Declaration.

Amendment

NOW, THEREFORE, pursuant to the provisions of Article II, Section 3, of said Declaration, Developer does hereby amend the General Plan of Development as illustrated in Exhibit B attached to said Declaration, and depicted in Exhibit A Attached to "The Amendment of General Plan of Development - Meadowpark" dated December 30, 1980, and as depicted in Exhibit A attached to "The Second Amendment of General Plan of Development and Supplementary Declaration - Meadowpark," dated September 21, 1981, and declares that hereafter, unless further amended pursuant to said Article II, Section 3, the General Plan of Development for Meadowpark Addition shall be as depicted in the amended site plan approved January 11, 1983, and attached hereto as Exhibit A. In addition, pursuant to Article II, Section 2 (a) of said Declaration, Lots 1 through 55, (and Common Area as designated K, L, M, N, O, P, and Q,) Block 3, Section 4 (Area I), Meadowpark Addition (as shown on the amended General Plan of Development attached hereto as Exhibit A) are hereby subjected to the terms and conditions of the Declaration as supplemented in the following manner:

- (a) The provision of Article III (Protective Covenants), Section 5, (Set Back Requirements) and Section 6 (Zero Side Lot Line) of the Declaration shall have no application to Lots 1 through 55, Block 3, Section 4, (Area I), Meadowpark Addition, which property shall be subject only to the front yard set back as shown on the final plat for said Lots as approved by the City of Midland and attached hereto as Exhibit "B", and to the General side and rear yard set back requirements and lot line regulations as are imposed by the City Code of the City of Midland, Texas, relative to single family detached developments (1F-1 District).
- (b) With respect to Lots 1 through 15, 20 through 38 and 43 through 55, Block 3, Section 4 (Area I) of Meadowpark Addition, all garages shall be entered from the public alley adjacent to said lots. All garage openings shall be set back a minimum of twenty (20) feet from the rear property line.

- (c) With respect to Lots 16 through 19 and 39 through 42, Block 3, Section 4 (Area I) of Meadowpark Addition, all garages shall be entered from the private street adjacent to said lots. All garage openings shall be set back a minimum of twenty (20) feet from the front property line.
- (d) The minimum lot coverage for each lot in Block 3, Section 4, (Area I) shall be 2,500 square feet inclusive of the garage area of each residence. The maximum lot coverage shall not exceed sixty-seven (67) percent of the total lot area.

Neither the Developer or the Association shall be liable for damages to any landscaping features resulting from causes beyond their control.

WITNESS THE EXECUTION HEREOF this 2nd day of February, 1983.

HOME SAVINGS ASSOCIATION
THE DEVELOPER

BY: Ed Jasater

THE STATE OF TEXAS X

COUNTY OF MIDLAND X

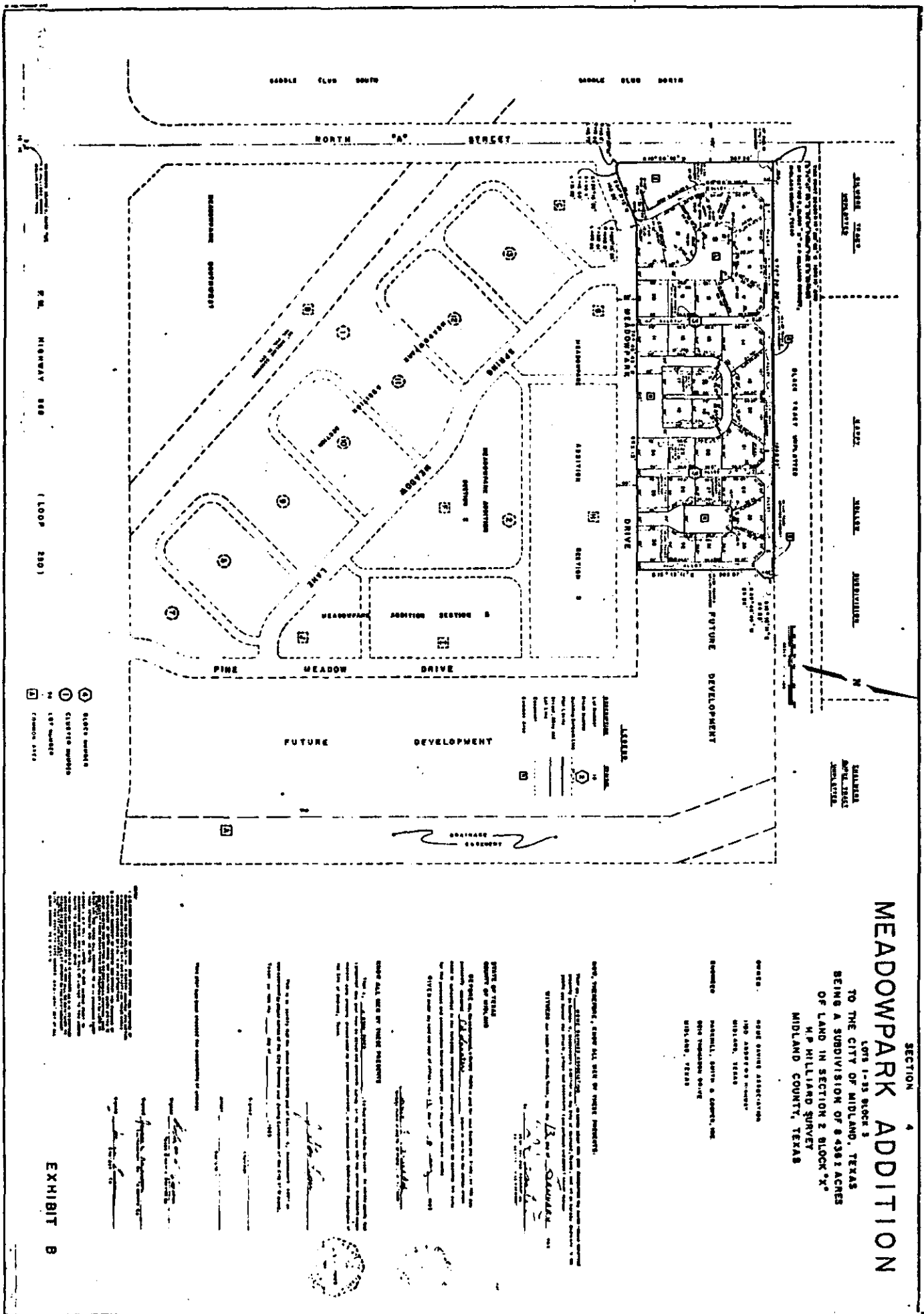
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ed Lasater, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said HOME SAVINGS ASSOCIATION, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of February, 1983.

Cynthia A. Cozart
Notary Public in and for
Midland County, Texas

My Commission Expires: 2/5/85





SECTION 4
MEADOWPARK ADDITION

TO THE CITY OF MIDLAND, TEXAS
BEING A SUBDIVISION OF 8.4381 ACRES
OF LAND IN SECTION 2, BLOCK "X"
M P HILLIARD SURVEY
MIDLAND COUNTY, TEXAS

ORDER
HOPE HOME ASSOCIATION
190 AMBERG AVENUE
MIDLAND, TEXAS

PREPARED BY
MIDLAND COUNTY, TEXAS

DATE OF RECORD
COUNTY OF MIDLAND

ORDER ALL DEEDS OF THESE INSTRUMENTS
TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MIDLAND, TEXAS

BY
MIDLAND COUNTY, TEXAS

EXHIBIT B

Filed for Record on the 11 day of March A.D. 1983, at 9:45 o'clock a.m.

Duly Recorded this the 11 day of March A.D. 1983, at 9:50 o'clock a.m.

INSTRUMENT NO. 4801

ROSENELE CHERRY, COUNTY CLERK
MIDLAND COUNTY, TEXAS
By Laraine Beece Deputy
