

2023052395
11/27/2023 03:20PM

AFTER RECORDING RETURN TO:
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
 15 North Main Street
 Temple, Texas 76501

**AMENDMENT TO THE DECLARATION OF
 COVENANTS, CONDITIONS AND RESTRICTIVE COVENANTS FOR
 FLINT RIDGE ESTATES SUBDIVISION**

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

TURLEY WEST INC, a Texas corporation, ("Declarant") is the developer of that certain subdivision known as FLINT RIDGE ESTATES SUBDIVISION, a subdivision in Bell County, Texas, according to the map or plat thereof recorded as Document No. 2021-80232 A and B of the Official Public Records of Bell County, Texas ("Subdivision").

As a part of that process, Declarant created certain covenant, conditions and restrictive covenants that would affect the lots and the land that comprise the Subdivision, and executed and filed the "Declaration of Covenants, Conditions and Restrictive Covenants for Flint Ridge Estates Subdivision, a subdivision in Bell County, Texas" (the "Declaration") in Book 12419, Page 757, of the Official Public Records of Real Property, Bell County, Texas.

Article 7.5 of the Declaration grants Declarant the right to file an amendment to the Declaration without the necessity of joinder by any other Owner, at any time for so long as the Declarant is a Class B Member pursuant to Section 3.2 of the Declaration. Declarant is still a Class B Member pursuant to Section 3.2 of the Declaration.

This AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIVE COVENANTS FOR FLINT RIDGE ESTATES SUBDIVISION, a subdivision in, Bell County, Texas (the "Amendment") amends the Declaration as follows:

1. Article 6, subsection 6.17(a), is deleted, in its entirety, and replaced with the following language:

“(a) Irrespective of breed, any dog demonstrating aggressive or dangerous behavior, as determined by the Declarant in accordance with applicable state and local laws.”
2. Article 6, subsection 6.17(c), is deleted, in its entirety, and replaced with the following language:

“(c) venomous snakes”

This Amendment is EFFECTIVE as of the date of the recording of this Amendment. In the event of any conflict in the terms and provisions of the Declaration, and of this Amendment, the terms of this Amendment and provisions as revised by this Amendment will control.

[SIGNATURE PAGE FOLLOWS]

TURLEY WEST INC.
a Texas corporation

By: Victor D. Turley
Victor D. Turley, President

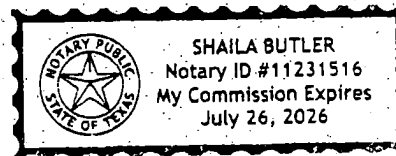
(ACKNOWLEDGEMENT)

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me this 27th day of November, 2023 by Victor D. Turley in his capacity as President of TURLEY WEST INC., a Texas corporation, on behalf of said corporation.

Shaila Butler
NOTARY PUBLIC

PREPARED IN THE LAW OFFICE OF:
Baird, Crews, Schiller & Whitaker, P.C.
Attn: Thomas C. Baird/bwb
15 North Main Street
Temple, Texas 76501
www.bcswlaw.com





**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2023052395

**As
AMENDMENT**

Recorded On: November 27, 2023

Parties: TURLEY WEST INC

To FLINT RIDGE ESTATES SUBDIVISION

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

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

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$9.00

Total Fees: \$15.00

******* 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

Instrument Number: 2023052395
Receipt Number: 377000
Recorded Date/Time: 11/27/2023 3:20:42 PM
User / Station: zbranead - BCCCD0642

Record and Return To:

BAIRD CREWS & SCHILLER & WHITAKER
15 N MAIN ST
ATTN THOMAS C BAIRD
TEMPLE, TX 76501



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