



VG-342-2024-113015

Denton County
Juli Luke
County Clerk

Instrument Number: 113015

Real Property Recordings

MISCELLANEOUS

Recorded On: October 18, 2024 09:01 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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:

Document Number: 113015
Receipt Number: 20241018000104
Recorded Date/Time: October 18, 2024 09:01 AM
User: Jessica S
Station: Station 9

Record and Return To:

GARRETT HOBART



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**FIFTH AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
FOR REATTA RIDGE
[Working Capital Contribution]**

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

THIS FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR REATTA RIDGE (this "Fifth Amendment") is made by **REATTA RIDGE OWNERS ASSOCIATION**, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Reatta Ridge, Ltd. ("Declarant") prepared and recorded the Declaration of Covenants, Conditions & Restrictions for Reatta Ridge on or about June 13, 2001, at Volume 4857, Page 1605 *et seq.* of the Real Property Records of Denton County, Texas (the "Declaration"); and

WHEREAS, the Declaration was amended by the FHA Amendment to Declaration of Covenants, Conditions & Restrictions for Reatta Ridge, recorded on or about December 6, 2001, at Volume 4978, Page 1130 *et seq.* of the Real Property Records of Denton County, Texas (the "First Amendment"); and

WHEREAS, the Declaration was again amended by the First Supplement and Amendment to the Declaration of Covenants, Conditions & Restrictions for Reatta Ridge, recorded on or about March 5, 2008, as Document No. 2008-23231 of the Real Property Records of Denton County, Texas (the "Second Amendment"); and

WHEREAS, the Declaration was again amended by the Second Supplement and Amendment to the Declaration of Covenants, Conditions & Restrictions for Reatta Ridge, recorded on or about January 13, 2009, as Document No. 2009-3328 of the Real Property Records of Denton County, Texas (the "Third Amendment"); and

WHEREAS, the Declaration was again amended by the Fourth Amendment to the Declaration of Covenants, Conditions & Restrictions for Reatta Ridge, recorded on or about December 11, 2020, as Instrument No. 2020-202939 of the Real Property Records of Denton County, Texas (the "Fourth Amendment"); and

WHEREAS, Article 12, Section 12.1 of the Declaration provides that, except as otherwise permitted by the Declaration, amendments to the Declaration must be approved by owners of at least a majority of the lots; and

WHEREAS, Owners representing more than a majority of the lots agreed to the following amendment to the Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article 7 of the Declaration is amended to add a new Section 7.12 thereto to state as follows:

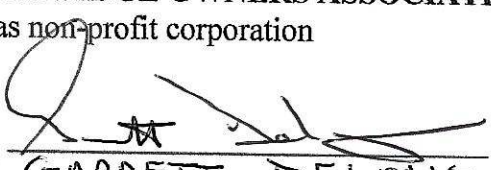
7.12. CAPITAL CONTRIBUTION. Upon the conveyance of record title of a Lot/Home from the Owner of Record to a purchaser, a contribution shall be made by or on behalf of the purchaser to the working capital of the Association in an amount determined by the Board as evidenced by a recorded resolution establishing same with such working capital contribution not to exceed one year of regular assessments. This amount shall be in addition to, not in lieu of, the regular assessments and shall not be considered as advance payment of such assessments. This amount shall be deposited into the purchase and sales escrow and disbursed therefrom to the Association for use in covering operating expenses and other expenses incurred by the Association pursuant to this Declaration and the Bylaws.

2. In the event of a conflict between this Fifth Amendment and any other provision in the Declaration, this Fifth Amendment shall control.

3. Except as modified by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, and this Fifth Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Fifth Amendment to be executed by its duly authorized officer this 18th day of October, 2024.

REATA RIDGE OWNERS ASSOCIATION,
A Texas non-profit corporation

By: 
Name: GARRETT DELONG
Title: PRESIDENT

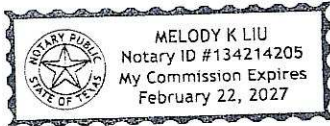
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF DENTON

This instrument was acknowledged before me on by Garrett Delong, the President of Reatta Ridge Owners Association, a Texas non-profit corporation, on behalf of said corporation, on the 18th day of October, 2024.





Notary Public, State of Texas

My Commission Expires: 02/22/2027