

When recorded, return to:  
Scott Communities Developers Limited Partnership  
2151 East Broadway Road, Suite 210  
Tempe, Arizona 85282  
Attn: Gary Finkel

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TARRANT COUNTY TEXAS  
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AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
BONDS RANCH COMMUNITY



TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY TEXAS  
SUZANNE HENDERSON, COUNTY CLERK

*[Handwritten signature]*

**AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
BONDS RANCH COMMUNITY**

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

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BONDS RANCH COMMUNITY (the "Amendment") is made this 15th day of January, 2002, by Scott Communities Developers Limited Partnership, a Texas limited partnership ("Declarant"), for the purpose of amending that certain Declaration of Covenants, Conditions and Restrictions of Bonds Ranch Community (the "Declaration") dated June 15, 2001, recorded June 18, 2001, at Volume 14955, Page 203, in the Deed Records of Tarrant County, Texas, incorporated herein by this reference.

**RECITALS**

**WHEREAS**, Declarant is the Declarant under the Declaration; and

**WHEREAS**, the Transition Date (defined in the Declaration) has not occurred;  
and

**WHEREAS**, pursuant to Section 13.5.3 of the Declaration, Declarant has the right to amend all or any part of the Declaration to such an extent and with such language as may be necessary or desirable in order to provide for the reasonable development of Bonds Ranch (defined in the Declaration); and

**WHEREAS**, Declarant has determined that this Amendment is necessary or desirable in order to provide for the reasonable development of Bonds Ranch.

**NOW, THEREFORE**, Declarant declares that the Declaration is and shall be amended and modified as follows:

**AMENDMENT**

1. The entirety of Section 7.8 and Section 9.1.2 of the Declaration and all references in the Declaration to the/an "Amenities Fee" shall be deemed deleted from the Declaration. The



Declaration shall be construed in such manner as shall be necessary or reasonable in order to effectuate such deletions.

2. Except as amended and modified as set forth herein, the Declaration is hereby ratified and confirmed as being in full force and effect.

IN WITNESS WHEREOF, Declarant has duly executed this Amendment as of the date first above written.

DECLARANT:

Scott Communities Developers  
Limited Partnership, a Texas limited  
partnership

By: *Jesse Flores*

Jesse Flores, Member of Scott  
Communities, L.L.C., a Texas  
limited liability company, and  
General Partner of Scott  
Communities Developers  
Limited Partnership

By: *Steven S. Robson*

Steven S. Robson, Member of  
Scott Communities, L.L.C., a  
Texas limited liability company,  
and General Partner of Scott  
Communities Developers  
Limited Partnership



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TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK

BY *Shw* Deputy

