

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STARLIGHT RANCH PHASE ONE

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for Starlight Ranch Phase One, by HTS Properties L.L.C. d/b/a Starlight Ranch (“Declarant”), whose mailing address is 2141 Hidden Creek, Fort Worth, Texas, to evidence the following:

WHEREAS, Declarant executed and caused to be recorded those certain Declaration of Covenants, Conditions and Restrictions for Starlight Ranch Phase One, filed in the Real Property Records of Johnson County, Texas on or about May 6, 2015, as Document Number 2015-9302; the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Starlight Ranch Phase One, filed in the Real Property Records of Johnson County, Texas on or about June 8, 2015, as Document Number 2015-12216; and the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Starlight Ranch Phase One, filed in the Real Property Records of Johnson County, Texas on or about September 28, 2015, as Document Number 2015-21796 (the “Covenants”); and

WHEREAS, pursuant to the terms of such Covenants, Declarant has the right to amend such Covenants during the Development Period, as set forth therein; and

WHEREAS, Declarant currently owns at least two lots in the Starlight Ranch Phase One development; and

WHEREAS, Declarant desires to amend the Covenants.

NOW, THEREFORE, Declarant does hereby amend the Covenants to add the following paragraph:

Signs

4.22. The construction or maintenance of billboards, signs, poster boards and/or advertising structures of any kind on any part of any Lot is prohibited except that one (1) sign not exceeding five (5) square feet in size advertising the property shown on said sign as being for sale by the Owner thereof, other than the Declarant, and two (2) signs of any size located on Lots owned by the Declarant advertising the same for sale shall be permitted. The foregoing notwithstanding, a sign promoting or supporting any political candidate or measure may be maintained on any part of any Lot during the period of time commencing ninety (90) days before any regularly scheduled state, federal or local governmental election in which such political candidate is running for office or such measure is being presented on the ballot and ending on the day ten (10) days after the date in-person ballots are cast and counted for such election (the “Election Period”). The Election Period shall also include the time between the day in person votes are cast and counted for such election and the date when in-person run-off votes are cast and counted for such election, if applicable. Any sign erected or maintained during such period of time in support of a political candidate or measure may only remain on the Lot during the Election Period. No sign promoting or supporting a political candidate or measure may exceed four (4) feet by six (6) feet in size. There may be only a single sign for each political

candidate or measure which is being voted upon during any particular election. For example, if there are six races on a particular election date, there may be a separate sign for a candidate in each race for a total of six signs. There may only be one sign for any particular candidate regardless of how many races are on the ballot. No sign may contain language, graphics, or any display that would be offensive to the ordinary person.

Other than the addition of this paragraph to the Covenants, Declarant is making no other changes or alterations to the Covenants and intends that they continue in full force and effect as currently written.

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for Starlight Ranch Phase One is executed this 30th day of June, 2021, at Parker County, Texas.

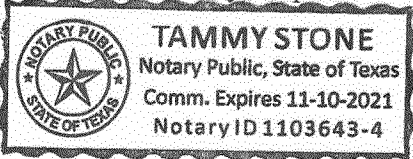
DECLARANT:

HTS Properties L.L.C., d/b/a Starlight Ranch

By: Jeff Siegel
Jeff Siegel, Manager

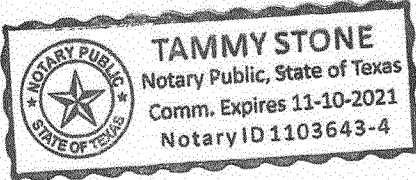
STATE OF TEXAS §
 § ACKNOWLEDGEMENT
COUNTY OF PARKER §

This instrument was acknowledged before me this 30th day of June, 2021, by Jeff Siegel, Manager, of HTS Properties L.L.C., d/b/a Starlight Ranch, a limited liability corporation, on behalf of said limited liability corporation.



Tammy Stone
Notary Public, State of Texas

SUBSCRIBED AND SWORN TO before me on June 30th, 2021, to certify which witness my hand and official seal.



Tammy Stone
Notary Public in and for the State of Texas

**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 27177

eRecording - Real Property

AMEND

Recorded On: July 26, 2021 08:11 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 27177
Receipt Number: 20210726000004
Recorded Date/Time: July 26, 2021 08:11 AM
User: Leslie S
Station: ccl83

Record and Return To:

ERECORDING PARTNERS
101 W NUEVA

SAN ANTONIO TX



**STATE OF TEXAS
COUNTY OF JOHNSON**

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 Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey