

**FIRST AMENDMENT TO**

Doc# 00029558

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF NORTH GATE HOMEOWNERS ASSOCIATION AND NORTH GATE**

STATE OF TEXAS           §  
  §  
COUNTY OF BELL         §

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH GATE HOMEOWNERS ASSOCIATION AND NORTH GATE (this "Amendment") is executed to be effective as of the date set forth below by WEST TANGLEFOOT DEVELOPMENT, LTD (the "Declarant"), a Texas corporation.

**RECITALS**

WHEREAS, WEST TANGLEFOOT DEVELOPMENT, LTD, a Texas limited partnership ("Declarant"), filed for record that certain Declaration of Covenants, Conditions and Restrictions, recorded as Document 2015-023516 in the Official Public Records of Bell County, Texas (the "Declaration") and made the same applicable to the Property more fully described therein,

AND WHEREAS, Article XVII of the Declaration provides in relevant part as follows:

“Declarant will have the right to file an amendment to this Declaration, or any other Restrictive Covenant that may be filed, for any reason, without the necessity of joinder by any other Owner, at any time during the Development Period.”,

WHEREAS, Article II(11) of the Declaration creates a Development Period which lasts 25 years from the date the Declaration is recorded, and is still in effect,

WHEREAS, Declarant desires to modify the language of various Articles and provisions in the Declaration,

NOW, THEREFORE, in consideration of the foregoing, the Declarant hereby amends the Declaration for the above-referenced purposes as follows:

Article XII is amended with this Paragraph (7):

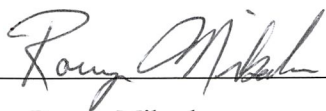
**(7) Membership Assessments.** In addition to the Annual Assessments provided for above, the Association may levy a membership assessment ("Membership Assessment") on Class A membership at any time a Lot is sold by the Owner, including Declarant, to a third party. The Membership Assessment will be established by Declarant so long as the Declarant is the owner of a Lot and thereafter determined and established by the Board. The Membership Assessment will be collected from the purchaser of the Lot at closing. The Membership Assessment will be considered a Member Charge as referred to in Article XII (3) of the Declaration. The initial Membership Assessment for Residential Lots (the "Membership Assessment") to be collected at the sale of a Lot will be as follows:

- (a) For the initial sale of the Residential Lot by Declarant, \$100.00; and
- (b) For each subsequent sale of the Residential Lot to a third party, \$100.00.

The Membership Assessment due and payable at each subsequent sale of the Residential Lot to a third party is sometimes referred to as the "Entry Fee Assessment."

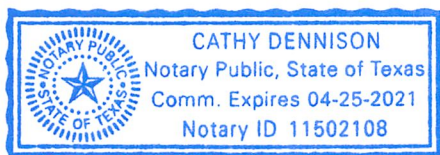
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand on this the 17<sup>th</sup> day of July, 2017.


WEST TANGLEFOOT DEVELOPMENT, LTD, a Texas corporation

By:   
Ronny Mikeska  
President

STATE OF TEXAS §  
COUNTY OF BELL §

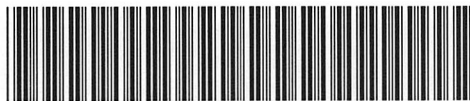
Certified before me this the 17<sup>th</sup> day of July, 2017 by Ronny Mikeska as a President of WEST TANGLEFOOT DEVELOPMENT, LTD, a Texas corporation, on behalf of said corporation and acting as Declarant.



  
Notary Public, State of Texas

**After Recording, Please Return To:**  
Colby Property Management  
1 Bending Branch Rd  
Belton, TX 78613

Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513



70 2017 00029558

Instrument Number: 2017-00029558

As

Recorded On: July 17, 2017

Recordings

Parties: WEST TANGLEFOOT DEVELOPMENT LTD

Billable Pages: 2

To EX PARTE

Number of Pages: 3

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recordings	15.00
<b>Total Recording:</b>	<b>15.00</b>

\*\*\*\*\* 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:**

Document Number: 2017-00029558

Receipt Number: 307767

Recorded Date/Time: July 17, 2017 12:10:17P

User / Station: M Harr - Cash Station 1

**Record and Return To:**

COLBY PROPERTY MANAGEMENT  
1 BENDING BRANCH RD  
BELTON TX 76513



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