

**AMENDMENT
TO AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SOUTH PARK MEADOWS**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTH PARK MEADOWS (this "**Amendment**") is made this 27th day of December, 2023 by LGI HOMES-TEXAS, LLC, a Texas limited liability company (the "**Declarant**").

WHEREAS, Declarant caused to be recorded that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for South Park Meadows on February 21, 2022 as Document No. 20220221000287180 of the Official Public Records of Real Property of Collin County, Texas (as may be amended, the "**Declaration**");

WHEREAS, pursuant to Article VIII, Section 8.3(a) of the Declaration, the Declarant may unilaterally amend the Declaration at any time, in its sole discretion, as necessary for the development of the Property; and

WHEREAS, the Declarant desires amend the Declaration as detailed herein.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

I. Terms used, but not defined, herein shall have the meaning assigned to such terms by the Declaration.

2. Section 4.11 is hereby added to the Declaration to provide as follows:

Section 4.11 Working Capital Fees. Upon any transfer of a Lot from a homeowner (other than the Declarant) to a buyer, the buyer will pay to the Association a working capital fee in an amount to be determined by the Board each year, which may be used to build the Association's reserve fund, or for any other purpose the Association deems appropriate. The working capital fee will be in addition to, not in lieu of, any other assessments levied in accordance with this Declaration and will not be considered an advance payment of such assessments. Each such fee, if unpaid, shall be collectible as an assessment hereunder. The working capital fee will be due and payable to the Association immediately upon each transfer of title to the Lot as described above. The Declarant (and, after the Control Transfer Date, the Board) has the

power to waive the payment of any particular working capital fee attributable to a Lot, in its sole discretion.

3. In the event of any conflict or inconsistency between the terms and provisions contained in this Amendment and those set forth in the Declaration, this Amendment shall control. The Declarant hereby ratifies and affirms the Declaration, as amended hereby, and declares the same to be in full force and effect.

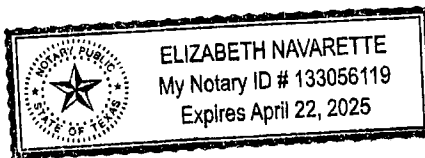
[SIGNATURE PAGE(S) TO FOLLOW]

EXECUTED TO BE EFFECTIVE as of the date first set forth above.

DECLARANT:

LGI HOMES-TEXAS, LLC,
a Texas limited liability company

By: [Signature]
Name: Elaine Torres
Title: Officer



STATE OF TEXAS §
§
COUNTY OF COLLIN §

On this 27 day of December, 2023, before me, the undersigned notary public, personally appeared ELAINE TORRES, OFFICER of LGI HOMES-TEXAS, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.

[Signature]
Notary Public

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000147338

eRecording - Real Property

AMENDMENT

Recorded On: December 28, 2023 10:05 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 2023000147338
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Station: Workstation cck087

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

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 Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX