

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KINGDOM ESTATES OF LINDALE

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

WHEREAS, KINGDOM BUILDERS DEVELOPMENT, LLC, a Texas Limited Liability Company (the “Developer”), by that certain instrument entitled “Declaration of Covenants, Conditions and Restrictions for Kingdom Estates of Lindale Phase 1” (“Declaration”) filed of record as document number 20150100040707 in the Official Public Records of Smith County, Texas, imposed on the therein described real property all those certain covenants, conditions, restrictions, easements, charges and liens therein set forth in the Declaration:

WHEREAS, on August 28, 2015, a certain instrument titled, Declaration of Covenants, Conditions, & Restrictions for Kingdom Estates of Lindale Phase 1 was recorded as document number 20150100040707 in the Official Public Records of Smith County, Texas; and

WHEREAS, the Declaration, Paragraph 12.1 allows the Developer to execute amendments to the Declaration; and

WHEREAS, the Declaration, Paragraph 1.20 states that the Plat, as defined in the Declaration, and Exhibit A is amended at such time a new plat is recorded in the Smith County Deed Records; and

WHEREAS, Developer owns a portion of land situated within the Lindsey Mann Survey, A-630, City of Lindale, Smith County, Texas as specifically set forth on the Plat recorded as document number 20200100026530 in Cabinet F, Slide 196B of the Official Public Records of Smith County, Texas and referenced on said Plat as “Kingdom Estates of Lindale Phase Two” and;

WHEREAS, Developer owns a portion of land situated within the Lindsey Mann Survey, A-630, City of Lindale, Smith County, Texas as specifically set forth on the Plat recorded as document number 202101014704 in Cabinet F, Slide 243A of the Official Public Records of Smith County, Texas and referenced on said Plat as “Kingdom Estates of Lindale Phase Three” and;

WHEREAS, Developer executes this amendment for clarity to identify the real property subject to the Declaration as stated below.

NOW, THEREFORE, the undersigned Developer hereby amends the Declaration as follows:

1. The Title of the Declaration is amended to “DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR KINGDOM ESTATES OF LINDALE”.
2. Kingdom Estates of Lindale Phase Two and Kingdom Estates of Lindale Phase Three is hereby added to the definition of “Property” in the Declaration, Paragraph 1.21, Paragraph 2.1, Exhibit A, and any other part of the Declaration referencing the real property subject to the Declaration. The newly defined Property shall be subject to all terms and conditions of the Declaration as of the date the respective Plat was filed of record in the Smith County Deed Records.
3. Paragraph 1.21 is amended to the below:
 - a. “**Property** means all the land subject to this Declaration and all improvements, easements, rights, and appurtenances to the land. The Property consists of land located within Kingdom Estates of Lindale. The Property is located entirely in the City of Lindale, Smith County, Texas. The Property is located on land described in **Exhibit A** to this Declaration, as shown on the Plat. At any such time that a new and future Plat is recorded, the legal description attached as **Exhibit A** shall be amended to incorporate such Plat.”

IN WITNESS WHEREOF, the undersigned Developer has executed this instrument to be effective as of the date the respective Plat is recorded in the Smith County Deed Records as stated in the Declaration.

KINGDOM BUILDERS DEVELOPMENT, LLC

BY: *Brad DeGennaro*
Brad DeGennaro, Managing Member

ACKNOWLEDGMENT

STATE OF TEXAS

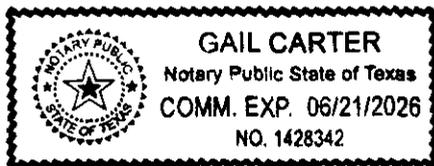
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COUNTY OF SMITH

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This instrument was acknowledged before me on October 6, 2023 by Brad DeGennaro, Managing Member of Kingdom Builders Development, LLC.



Gail Carter
Notary Public, State of Texas



VG-151-2023-202301030257

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202301030257

Real Property Recordings
RESTRICTION

Recorded On: October 06, 2023 12:22 PM

Number of Pages: 4

Billable Pages: 3

" 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: 202301030257
Receipt Number: 20231006000090
Recorded Date/Time: October 06, 2023 12:22 PM
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STATE OF TEXAS
Smith County

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 Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX