

Return to: Jerry M. Kolander, McCleskey, Harriger, Brazill & Graf, LLP, P.O. Box 6170
Lubbock, TX 79493

SECOND
AMENDMENT TO DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
ON AND FOR
VERRADO ESTATES,
A SUBDIVISION IN LUBBOCK COUNTY, TEXAS



AMEND
5 PGS
2012025499

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LUBBOCK §

WHEREAS, DOUBLE RM, LLC, a Texas limited liability company, was heretofore the owner and developer of that certain tract of land which has been previously platted and subdivided into Verrado Estates subdivision ("Verrado Estates"), according to the map, plat and/or dedication deed thereof recorded as Document Number 2008018638, in the Official Public Records of Lubbock County, Texas;

WHEREAS, DOUBLE RM, LLC, as Declarant entered into a Declaration of Covenants Conditions and Restrictions on and for Verrado Estates, a Subdivision in Lubbock County, Texas (the "Covenants") wherein certain restrictions, covenants and conditions were imposed on the Verrado Estates Subdivision property concerning the use of the property and the improvements permitted to be constructed upon such property which Covenants were recorded as Document Number 2008018648, in the Official Public Records of Lubbock County, Texas

WHEREAS VERRADO ESTATES, LLC, a Texas limited liability company is the successor in interest to DOUBLE RM, LLC having acquired all (or substantially all) of the assets and/or stock of DOUBLE RM, LLC in and to Verrado Estates and is referred to hereinafter as Declarant;

WHEREAS WEST LUBBOCK LAND, L. L. C. is the successor in interest to VERRADO ESTATES, LLC by name change only effected by Certificate of Amendment filed with the Secretary

of State of the State of Texas October 24, 2011 and which WEST LUBBOCK LAND, L. L. C. shall hereinafter be known as "Declarant";

WHEREAS, Verrado Estates is still in the Development Period as defined in the Covenants and the undersigned WEST LUBBOCK LAND, L. L. C., acting as Declarant hereby amends and changes the Covenants as permitted by Section 4(b) of the Covenants by exercising its Power of Attorney powers set out under Article XI, Section 1 of the Covenants, intending to modify and amend such Covenants only as stated herein.

NOW, THEREFORE, for the benefit of the present and future owners of properties situated in Verrado Estates and for the consideration of establishing a more desirable residential subdivision, Declarant, pursuant to the powers conferred upon it, does hereby amend the Covenants as permitted therein as follows:

1. **Exhibit "B" MINIMUM SQUARE FOOTAGE REQUIREMENTS attached to the Covenants as amended by "Amendment to Declaration of Covenants, Conditions and Restrictions" dated July 7, 2010 recorded as Document 2010023067 in the Official Public Records of Lubbock County, Texas is deleted in its entirety and the following is substituted therefor:**

EXHIBIT "B"

MINIMUM SQUARE FOOTAGE REQUIREMENTS

In accordance with Article IX, Section 2 of the Declaration, the air conditioned floor area of the Dwelling Unit located on each Lot, exclusive of porches, garages or breezeways, shall have the minimum of square footage as set forth below:

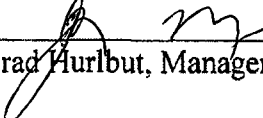
<u>LOTS</u>	<u>MINIMUM SQUARE FOOTAGE GROUND FLOOR</u>	<u>MINIMUM SQUARE FOOTAGE TOTAL</u>
1,2;4-33; and 35-44 (single story)	2,500 sf	2,500 sf
1,2; 4-33; and 35-44 (two story)	2,500 sf	2,500 sf
45-64 (single story)	3,500 sf	3,500 sf
45-64 (two story)	2,500 sf	3,500 sf

The Declaration of Covenants Conditions and Restrictions on and for Verrado Estates, a subdivision in Lubbock County, Texas previously imposed and herein described are not amended, changed, modified or altered in any way other than as specifically and expressly set out herein.

WITNESS THE EXECUTION HEREOF on this, the 25th day of JUNE, 2012.

DECLARANT

WEST LUBBOCK LAND, L. L. C.,
a Texas limited liability company

By: 
J. Brad Hurlbut, Manager

STATE OF CALIFORNIA §
COUNTY OF _____ §

**Attached CA All-Purpose
Acknowledgement**
Date 6/25/12 Initials Km

This instrument was acknowledged before me on this the _____ day of _____, 2012 by J. BRAD HURLBUT, Manager of West Lubbock Land, L. L. C., a Texas limited liability company.

Notary Public, State of California

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Bernardino

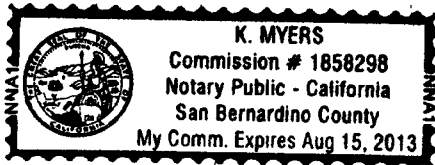
On June 25, 2012 before me, K. Myers, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared J. Brad Hurlbut

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity(ies), and that by ~~his~~ her ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Place Notary Seal Above

Signature: K. Myers
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: Second Amendment to Declaration of Covenants
Conditions and Restrictions

Document Date: June 25, 2012 Number of Pages: 3

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: J. Brad Hurlbut

☐ Corporate Officer — Title(s) _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☒ Other Manager

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name _____

☐ Corporate Officer — Title(s) _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: West
Lubbock Land, L.L.C.

a Texas Limited Liability Co.

Signer Is Representing _____

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Kelly Pinion

Kelly Pinion, County Clerk

Lubbock County TEXAS

June 27, 2012 03:03:47 PM

FEE: \$28 00

2012025499

