



FOURTH AMENDMENT TO

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ON AND FOR

LOTS 139 - 171,

THE RIDGE,

A SUBDIVISION IN LUBBOCK COUNTY, TEXAS

STATE OF TEXAS {

{ **KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF LUBBOCK {

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions on and for The Ridge, a subdivision in Lubbock County, Texas (“The Ridge”), recorded May 6, 2015, under County Clerk File No. 2015015256, Official Public Records of Lubbock County, Texas, (the “***Original Declaration***”), SWLLD, LLC, an Texas limited liability company (“***Original Declarant***”), subjected certain real property described in the Declaration to certain covenants, condition and restrictions;

WHEREAS, pursuant to Article XI, Section 3 (a) of the Original Declaration, SWLLD, LLC is the current “Declarant” under the Declaration and has the right to amend the Declaration for any purposes during the Development Period pursuant to that certain First Amendment to Declaration of Covenants, Conditions and Restrictions on and for The Ridge, a subdivision in Lubbock County, Texas recorded July 25, 2017 under County Clerk File No. 2017026821, Official Public Records of Lubbock County, Texas (“***First Amendment***”);

WHEREAS, pursuant to Article XI, Section 3 (a) of the Original Declaration, SWLLD, LLC is the current “Declarant” under the Declaration and has the right to amend the Declaration for any purposes during the Development Period pursuant to that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions on and for The Ridge, a subdivision in Lubbock County, Texas recorded May 9, 2018 under County Clerk File No. 2018016618, Official Public Records of Lubbock County, Texas (“***Second Amendment***”);

WHEREAS, pursuant to Article XI, Section 3 (a) of the Original Declaration, SWLLD, LLC is the current “Declarant” under the Declaration and has the right to amend the Declaration for any purposes during the Development Period pursuant to that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions on and for The Ridge, a subdivision in Lubbock County, Texas recorded June 22, 2018 under County Clerk File No. 2018023444, Official Public Records of Lubbock County, Texas (“***Third Amendment***”);

Declarant desires to add additional property (the "Additional Property") as described on **"Exhibit A"** to this Fourth Amendment (being Lots 139-171), inclusive, The Ridge, an Addition to Lubbock County, Texas; and, Declarant desires that the Additional Property described on **Exhibit "A"**, to this Fourth Amendment shall be added to the scheme of the Declaration, subject to the modifications and amendments as contained within this Fourth Amendment pertaining to said Additional Property.

Article VIII, Section 6 (m) of the Declaration, Mailboxes is herein amended as follows:

Except as otherwise provided in this Declaration, Lots 139-171, inclusive, are now required to have Cluster Mail Boxes per United States Postal Service ("USPS") requirements at the locations described on **Exhibit "B"** attached hereto.

Article VIII, Section 2 of the Declaration, Minimum Floor Space is herein amended as follows:

Except as otherwise provided in this Declaration, Lots 139-171, inclusive, contain not less than 2,000 square feet of air conditioned floor space, exclusive of all porches, garages or breezeways and other space not equipped with heating and cooling.

Article VIII, Section 5 of the Declaration, Fences is herein amended as follows:

Except as otherwise provided in this Declaration, Lots 139-171, inclusive, all perimeter fences shall be constructed of flat-top cedar, redwood, or other similar materials as approved by the ARC, and shall be of such design, materials and construction as conform to the design of the Dwelling Unit. All perimeter fences shall be approved by the ARC. Perimeter fences shall be seven feet (7') in height with a cap and steel posts and under no circumstances will the ARC approve perimeter fences to be constructed of chain link, barbed wire, pipe, woven design or other material not expressly permitted and approved by the ARC. No fence, wall or hedge (which serves as a barrier) shall be erected, placed or altered on any Lot without the approval of the ARC. Perimeter fences constructed on common boundary lines between Lots will be maintained and repaired jointly by the Owners of the adjoining Lots, unless the adjoining Owners agree otherwise.

The Declaration of Covenant, Conditions and Restrictions on and for The Ridge, 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.

IN WITNESS WHEREOF, Declarant and the other parties have executed this Amendment to be effective as of 4th day of October 2021 (the **"Effective Date"**).

DECLARANT:

SWLLD, LLC,
a Texas limited liability company

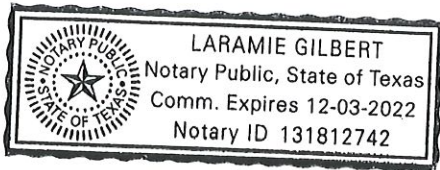


Thomas K. Payne, Manager

STATE OF TEXAS }

COUNTY OF LUBBOCK }

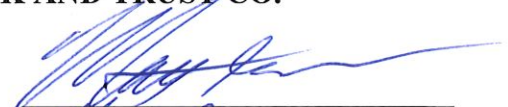
Before me, the undersigned authority on this 4th day of October, 2021, personally appeared THOMAS K. PAYNE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the instrument as the act of SWLLD, LLC, a Texas limited liability company, and that he executed the instrument on behalf of the limited liability company for the purposes and consideration expressed, and in the capacity hereinabove stated.





Notary Public - State of Texas

LENDERS:
FIRST BANK AND TRUST CO.

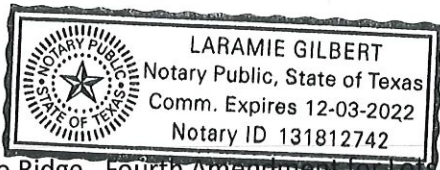
By: 

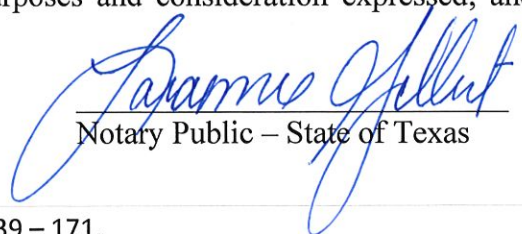
Print Name: Matt Graves
Title: SVP

STATE OF TEXAS }

COUNTY OF LUBBOCK }

Before me, the undersigned authority on this 4th day of October, 2021, personally appeared Matt Graves, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the instrument as the act of First Bank and Trust, a state banking association, and that he/she executed the instrument on behalf of the banking association for the purposes and consideration expressed, and in the capacity hereinabove stated.





Notary Public - State of Texas

EXHIBIT "A"

THE "ADDITIONAL PROPERTY"

Lots 139 - 171, inclusive, THE RIDGE, an Addition to Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed therefor recorded in County Clerk File No. 2021025888, of the Official Public Records of Lubbock County, Texas.

LOTS 138-171,
THE RIDGE
LUBBOCK COUNTY, TEXAS

2128.02
2021025888

10m120-A
16m120-B

GENERAL NOTES:
SCALE: 1" = 100'
PROPERTY lines shown on this plan are shown indicated unless stated otherwise. All easements are shown in accordance with the 1997 Uniform Subdivision Act, Chapter 251, Texas Property Code. The lot numbers shown on this plan are subject to the City of Lubbock's review and approval. The City of Lubbock reserves the right to modify, amend or delete any portion of this plan, subject to the City of Lubbock's review and approval. The City of Lubbock reserves the right to require any owner to provide additional information, including but not limited to, a site plan, utility map, or other information, as a condition of approval. The City of Lubbock reserves the right to require any owner to provide additional information, including but not limited to, a site plan, utility map, or other information, as a condition of approval. The City of Lubbock reserves the right to require any owner to provide additional information, including but not limited to, a site plan, utility map, or other information, as a condition of approval.

ADDITIONAL NOTES:
CONFORMS TO 1997 ACT.
THE CITY OF LUBBOCK HAS REVIEWED AND APPROVED THIS PLAN IN ACCORDANCE WITH THE 1997 UNIFORM SUBDIVISION ACT, CHAPTER 251, TEXAS PROPERTY CODE. THE CITY OF LUBBOCK RESERVES THE RIGHT TO REQUIRE ANY OWNER TO PROVIDE ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO, A SITE PLAN, UTILITY MAP, OR OTHER INFORMATION, AS A CONDITION OF APPROVAL.

SURVEY CONTROL:
THE SURVEY CONTROLS SHOWN HEREON ARE SUBJECT TO THE Texas Coordinate System of 1983, North Central Zone. THE SURVEY CONTROLS SHOWN HEREON ARE SUBJECT TO THE Texas Coordinate System of 1983, North Central Zone. THE SURVEY CONTROLS SHOWN HEREON ARE SUBJECT TO THE Texas Coordinate System of 1983, North Central Zone. THE SURVEY CONTROLS SHOWN HEREON ARE SUBJECT TO THE Texas Coordinate System of 1983, North Central Zone.

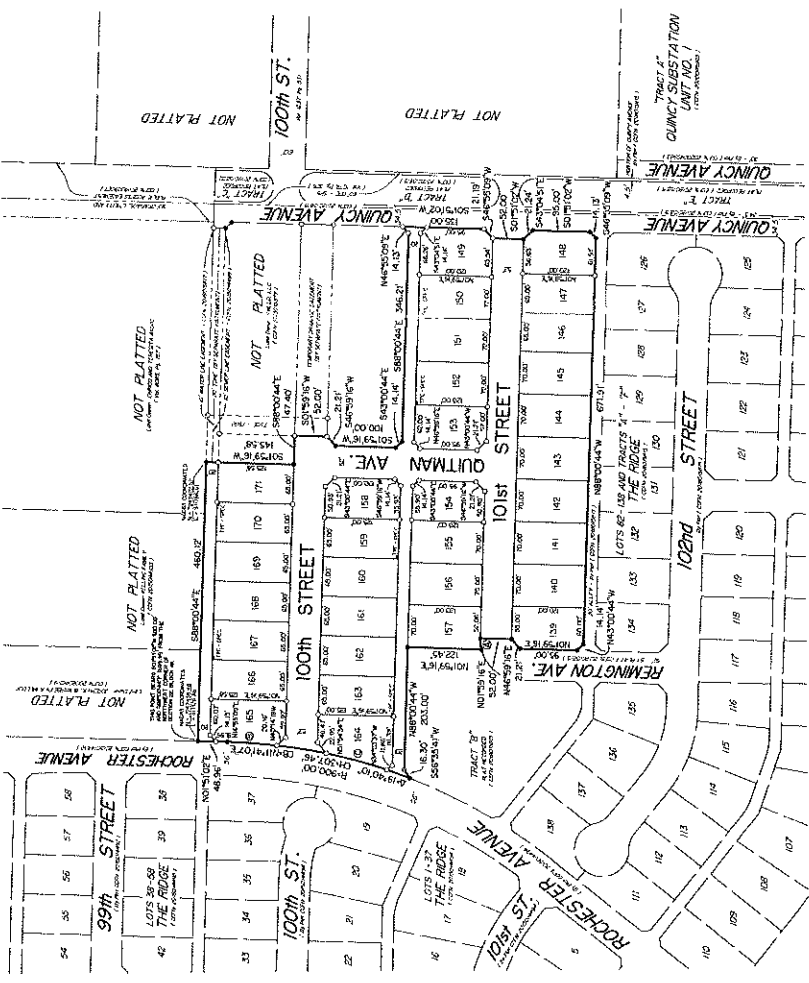
NOTES:
THIS PLAN IS A PARTIAL PLAT. THE PROPERTY LINES SHOWN HEREON ARE SUBJECT TO THE Texas Coordinate System of 1983, North Central Zone. THE PROPERTY LINES SHOWN HEREON ARE SUBJECT TO THE Texas Coordinate System of 1983, North Central Zone. THE PROPERTY LINES SHOWN HEREON ARE SUBJECT TO THE Texas Coordinate System of 1983, North Central Zone.



Robert A. Chastain
Registered Professional
Surveyor
State of Texas

[Signature]
Approved and authorized the City of Lubbock, Texas
January 10, 2021

HR HUGO REED
LAND SURVEYORS AND APPRAISERS
REGISTERED PROFESSIONAL SURVEYOR
STATE OF TEXAS
LICENSE NO. 28773
OFFICE: 1400 W. 20TH AVE. SUITE 100
LUBBOCK, TEXAS 79409-5316
PHONE: (806) 755-0221
FAX: (806) 755-0222



Area	Area (Acres)	Area (Sq Ft)	Area (Sq Ft)
A	1.0000	43,560.00	435,600.00
B	1.0000	43,560.00	435,600.00
C	1.0000	43,560.00	435,600.00
D	1.0000	43,560.00	435,600.00
E	1.0000	43,560.00	435,600.00
F	1.0000	43,560.00	435,600.00

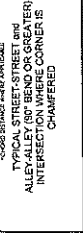
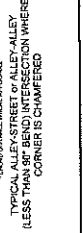
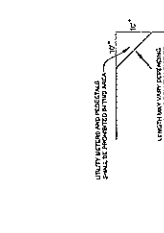


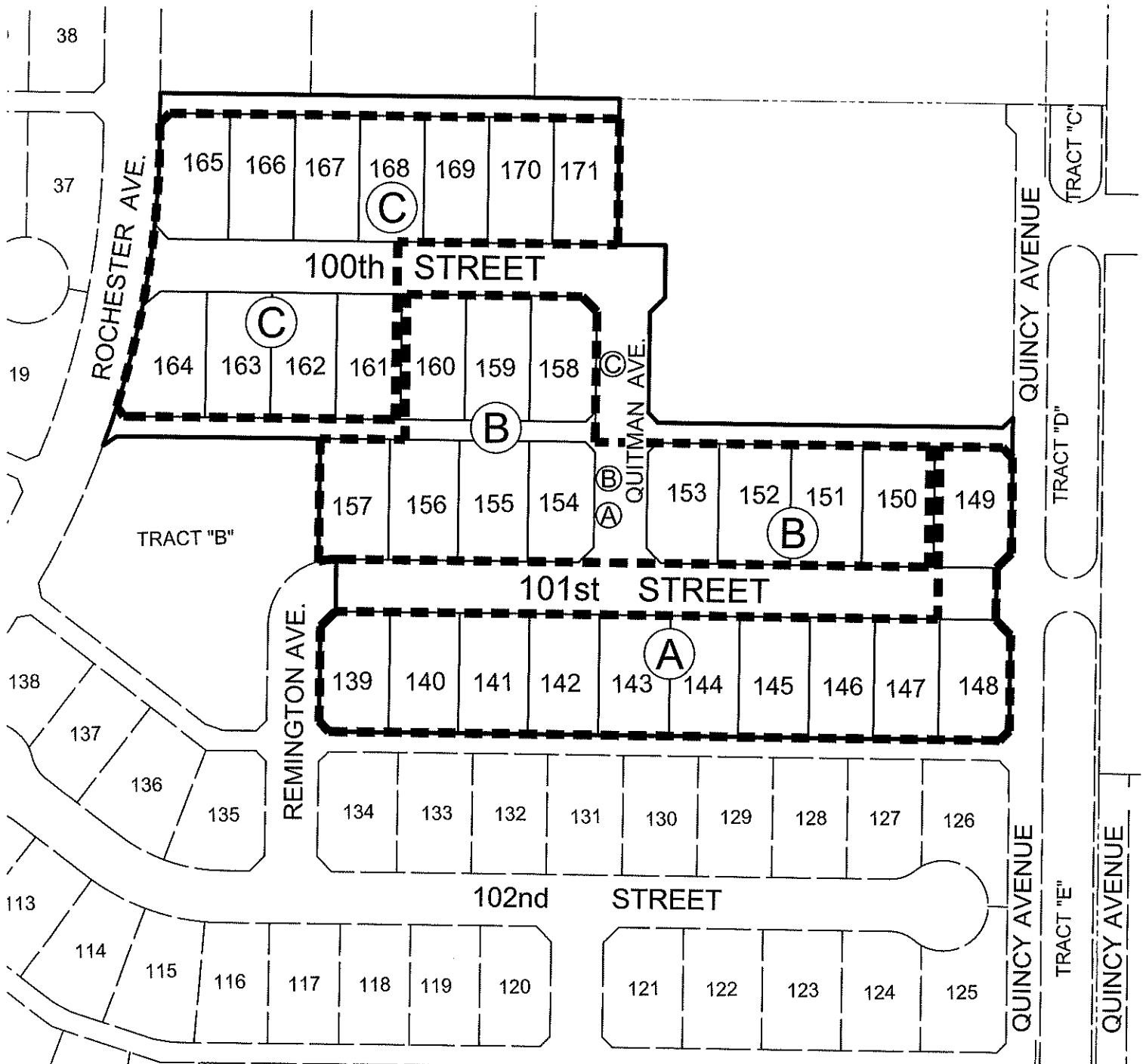
EXHIBIT "B"

USPS CLUSTER BOX LOCATIONS

LOTS 139 - 171

THE RIDGE

CLUSTER MAIL BOX CONFIGURATION



Ⓐ-Ⓒ CLUSTER MAIL BOX LOCATIONS

Ⓐ - LOTS 139-149

Ⓑ - LOTS 150-160

Ⓒ - LOTS 161-171



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/04/2021 02:16 PM
FEE: \$50.00
2021051121
