FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

WOODLAND PARK UNIT 1

STATE OF TEXAS §

COUNTY OF SMITH §

KNOW ALL MEN BY THESE PRESENTS:

THIS FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR WOODLAND PARK UNIT 1 (the "Declaration") is made and entered into by MEHU HOLDINGS, LLC, a Texas limited liability company (the "Developer").

WHEREAS, the following lots are subject to the Declaration of Covenants, Conditions & Restrictions for WOODLAND PARK UNIT 1 filed on June 25, 2025 under Clerk's File No. 202501018636, in the Office of the County Clerk of Smith County, Texas, being more particularly described as follows, to-wit:

Lots 1,2,3,4,5,6,7,44,45,46,47,48,49,50,51,52,53,54,82,83,84,85,86,87,88, and 89, WOODLAND PARK – UNIT 1, according to subdivision plat recorded in Cabinet G, slide 126-D, Plat Records, Smith County, Texas.

WHEREAS, the Declaration states in Article 9, Section 9.3 "Amendments. Any other amendments to the restrictions shall require majority approval of the Owners.";

WHEREAS, the Declarant is the majority Owner of the property; and

WHEREAS, the undersigned Declarant desires to modify and amend the Declaration as set forth herein for the above-described property;

NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby amend the Declaration as follows:

Article 7, Construction Restrictions, paragraph 7.2.4, will be amended to include the following:

7.2.4 Size. The total air-conditioned living area of the Dwelling, exclusive of open porches, garages, patios, and detached accessory buildings will not be less than 2,000 square feet.

EXECUTED this 29 day of July, 2025.

DECLARANT:

MEHU HOLDINGS, LLC,
a Texas limited liability company

By: _____
William Hunt, III, Manager

By: _____
Jesse Memmel, Manager

STATE OF TEXAS §

COUNTY OF SMITH §

The foregoing instrument was acknowledged before me on the 29th day of July, 2025, by William Hunt, III, Manager of MEHU HOLDINGS, LLC, a Texas limited liability company, on behalf of said corporation and in the capacity therein stated.

LYNDSI BIBLE BROCK
Notary Public, State of Texas
Comm. Expires 01-13-2026
Notary ID 133532373

Lyndsi Bible Brock
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF SMITH §

The foregoing instrument was acknowledged before me on the 3rd day of August, 2025, by Jesse Memmel, Manager of MEHU HOLDINGS, LLC, a Texas limited liability company, on behalf of said corporation and in the capacity therein stated.

NOTARY PUBLIC, STATE OF TEXAS

HOMER EARL KENNEDY, JR.
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES 11-26-2025
ID # 125506074

AFTER RECORDING, RETURN TO:

MEHU HOLDINGS, LLC
P.O. Box 326
Flint, Texas 75762

VG-151-2025-202501023475

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202501023475

Real Property Recordings
RESTRICTION

Recorded On: August 08, 2025 11:13 AM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: $29.00

********** **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:	202501023475
Receipt Number:	20250808000069
Recorded Date/Time:	August 08, 2025 11:13 AM
User:	Brenda C

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