

**FIRST AMENDMENT TO
FIFTH AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR**

KELSEY PARK SUBDIVISION

(Lubbock, Texas)

_____, 2020

**FIRST AMENDMENT TO
FIFTH AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR

KELSEY PARK SUBDIVISION**

THIS FIRST AMENDMENT TO FIFTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KELSEY PARK SUBDIVISION (this "First Amendment") is made and entered by Ford Development Corporation, a Texas for-profit corporation (the "Declarant").

WHEREAS, on January 27, 2020, the Declarant caused that certain Fifth Amended and Restated Declaration of Covenants, Restrictions, Conditions and Easements to be filed and recorded as Instrument No. 2020003401 in the Real Estate Records of Lubbock County, Texas (the "Fifth Declaration") subjecting the real property therein described to be subject to and encumbered by the Fifth Declaration;

WHEREAS, Declarant has platted the Property as Kelsey Park Subdivision, as recorded in the official public records of Lubbock County, Texas at County Clerk file number 2012011471;

WHEREAS, this First Amendment amends the Fifth Declaration; and

NOW, THEREFORE, the Fifth Declaration is hereby amended in the following respects:

Section 6.08 of the Fifth Declaration is hereby amended and replaced in its entirety as follows:

6.08 Garages.

(a) Each single-family residential dwelling and each Duplex unit erected on any Lot shall provide garage space for a minimum of two (2) automobiles. Except as set forth in subparagraph (c), hereinbelow, each garage shall open only to the alley side of the Lot so as not to directly face a Street unless otherwise approved in writing by the Architectural Control Committee.

(b) For any Lot in the Estates, no garages may directly face a street unless otherwise approved in writing by the Architectural Control Committee.

(c) For any Lot in Eastwick other than Phase 1 (as shown on the attached Exhibit "G"), the garage may directly face a street provided that the residential dwelling is constructed as a front-entry product.

EXECUTED as of the ____ day of _____, 2020.

DECLARANT:

FORD DEVELOPMENT CORPORATION,
a Texas for-profit corporation

By: _____
Rex F. Robertson
Its: President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, in and for said State and County, on this day personally appeared **Rex F. Robertson**, who is the President of Ford Development Corporation, a Texas for-profit corporation, whose name is subscribed to the foregoing instrument and acknowledged to me that he signed, executed and delivered the above and foregoing instrument for said corporation, having been first duly authorized so do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this ____ day of _____
2020.

Notary Public, State of Texas

Notary's name printed
My Commission expires: _____

Exhibit "G"



HUGO REED
SCALE: 1"=200'
DATE: 11-1-2020

EASTWICK AT KELSEY PARK

PROPOSED PHASE 2

FORD
DEVELOPMENT