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09/14/05  
This document is an AMENDMENT TO LAKESIDE VILLAGE  
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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS AMENDMENT TO DECLARATION, made on the date hereinafter set forth by the undersigned.

**WITNESSETH:**

WHEREAS, that certain Lakeside Village Declaration of Covenants, Conditions and Restrictions, hereinafter referred to as the "Declaration," was filed on September 29, 1971, by the owner of certain property situated in Rockwall County, Texas, and described therein, and such Declaration was recorded in Volume 99, Page 138, Deed Records, Rockwall County, Texas;

WHEREAS, the Declaration covers certain property described therein and certain additional property made subject thereto by the filing of record of certain Owner's Certificates in the Office of the County Clerk, Rockwall County, Texas; and

WHEREAS, Section 3 of Article VIII of the Declaration permits amendments to the Declaration during the first twenty (20) year period following the date the Declaration is originally recorded by filing of an instrument in the Deed Records of Rockwall County, Texas, signed by the Owners of not less than ninety (90) percent of the Lots, as defined in the Declaration, and the undersigned constitute Owners of not less than ninety (90) percent of such Lots on the date of this Amendment.

NOW, THEREFORE, in view of the above, the Declaration is hereby amended by the addition of new Articles IX and X which Articles IX and X shall read as follows:

**ARTICLE IX**

**Section 1. - Landscaping of Portions of Common Area**

In addition to the foregoing provisions of this Declaration, each Owner shall be obligated to landscape, and to maintain, repair, and replace such landscaping in that portion of Common Area which (1) lies



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between his lot and the curb of the street, roadway or parking area fronting upon his Lot and (ii) also lies between lines which constitute extensions of the side boundary lines of such Lot, and in any other portion of Common Area adjacent to his Lot that the Board may reasonably deem necessary. Such landscaping, maintenance, repair and replacement shall all be accomplished in a manner satisfactory to the Board.

**Section 2. Owner Failure**

If any Owner fails to fully comply with Section 1 of this Article IX or if any Common Area is damaged by an Owner, the Owner's guests, or by the Owner's children or their guests, then the applicable Common Area shall be properly repaired, maintained or replaced by the Association at the expense of such Owner. Such expense shall be added to and become part of the assessment to which such Owner's Lot or Lots are subject and secured by a lien as provided herein. Such expense shall be due and payable within thirty (30) days following written notice to the Owner as to the amount thereof.

**ARTICLE X**

**RULES AND REGULATIONS**

The Association may from time to time adopt reasonable, written rules and regulations applicable to the Properties, the Owners and any Common Area, and such rules and regulations may include fines and penalties for violation of such rules or regulation or other reasonable means of enforcement of such rules and regulations. In no event, however, shall any such fine or penalty exceed an amount equal to the greater of \$100.00 or the total amount of any damages, fees, expenses, costs and/or any attorneys' fees incurred by the Association as a result of any violation of such rules or regulations. Such fines or penalties may be added to and become part of the assessment to which any violating Owner's lot or lots are subject and secured by a lien as provided herein.

IN WITNESS WHEREOF, the undersigned, being the Owners of not less than ninety (90) percent of the Lots, have hereunto set their hands this 3rd day of October, 1974.

GIFCO DEVELOPMENT COMPANY

By: Robert V. Barnes  
Robert V. Barnes, President

P & M CONSTRUCTION CO.

By: Charles P. ...



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3612 *Schmidt* for guidance and information only. Do not rely on this disclaimer above.

3612	<i>John Martin</i>
3604 Lakeside	<i>Blair P. Aboe</i>
3311 Lakeside	<i>B. Jay Carmichael</i>
3319 Lakeside	<i>Mrs. Verba B. Thompson</i>
3322 Augusta Ave	<i>Billie Rufus (By proxy)</i>
3417 Lakeside	<i>Dr. R. H. Halden</i>
Lakeside	<i>Martin E. Edwards</i>
3316 Lakeside	<i>Jane Dyer</i>
3903 Rome Ct.	<i>Jack L. O'Brien</i>
3119 Lakeside Dr.	<i>Rhonda Blair Harnup</i>
3905 Muldrow Ave	<i>Joe Progg</i>
"	<i>W. L. Hoyt</i>
3402 Augusta	<i>Byrne Houston</i>
3318 Lakeside	<i>Bassara K. Lee &amp; Jack</i>
3610 Lakeside Dr.	<i>Balti Reef</i>
3609 Lakeside Dr.	<i>Dadson Carmichael</i>
3518 Lakeside Dr.	<i>Dadson Carmichael</i>
3514 Lakeside Dr.	<i>Oprie O. Speltz</i>
3516 Lakeside Dr.	<i>Antony J. Frost</i>
3516 Lakeside Dr.	<i>Jane Davis</i>
3516 Lakeside Dr.	<i>James Salido</i>
3401 Augusta Ave	<i>John Murray &amp; Linn</i>
3204 Augusta Ave	<i>John T. A. Buck</i>
"	<i>Patti Buck</i>
3314 Lakeside Ave	<i>Anna Carlson</i>
"	<i>Robert &amp; Carlene</i>
3905 Augusta Village	<i>Jerry Lorch</i>
Lot 10 & 11, Block 1001	<i>Alfred H. Hays</i>
1125 Fitzgibbon, Lakeview	<i>Chalyn Mayo</i>
"	<i>John &amp; Fayida Messer</i>
3402 LAKESIDE	<i>James J. W. Kelly</i>
4010 Muldrow Ave	<i>Cheryl August Co Inc</i>
39 Lots in Lakeside	<i>By James E. Abner, V. Pres.</i>
Village, Rockwell, Tex	



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THE STATE OF TEXAS  
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COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert V. Barnes, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Gifco Development Company, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of October, 1974.



Thomas Thibault  
Notary Public in and for Dallas County, Texas

THE STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said P & N Construction Co., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 1974.

Notary Public in and for Dallas County, Texas



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FILED FOR RECORD 3rd DAY OF April A.D. 1975 BY 9:15  
RECORDED 3rd DAY OF April A.D. 1975 BY 9:00  
SEAN A. TAYNE, CLERK OF THE COUNTY COURT OF ROCKWALL COUNTY, TEXAS  
BY James Humpfer DEPUTY.